

Assessing the Viability of a Business Improvement District in North St. Paul

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Table of Contents

Executive Summary.....	iv
Introduction.....	1
Diagnosis.....	2
Problem Statement.....	3
Study Area Map.....	3
Analysis of Existing Conditions.....	4
Resilient Communities Project—Past Studies.....	6
Zoning.....	9
Redevelopment Master Plan.....	10
Stakeholder Engagement.....	11
Introducing the BID.....	14
Case Study: EastSide BID.....	15
Vision.....	16
Action Plan.....	19
Significance of Action Plan.....	20
Recommendation.....	20
Short Term Strategies.....	22
Medium Term Strategies.....	26
Case Study: Hopkins.....	27
Long Term Strategies.....	28
Case Study: Mount Airy BID.....	30
Strategy Summary Table.....	34
Example BID Assessment.....	35
Conclusion.....	36
Works Cited.....	37
Appendix.....	A-1

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Executive Summary

Executive Summary

The City of North Saint Paul combines a variety of unique small town features into a distinctive sense of place compared to other inner-ring suburbs surrounding Minneapolis/Saint Paul. The 7th Avenue business district is a substantial source of community pride, reflecting the common American vision of a typical “main street”. However, there are questions of whether the district reaches its potential as a thriving local resource for retail sales and community services targeting the residents in the immediate vicinity. Certainly, North Saint Paul will not compete with the convenience of big box retail environments found in nearby regional malls, nor is that the intent of this report. However, the current environment of business leadership, a recent influx of new City staff, and transition amongst elected officials appears to present an opportunity to facilitate the alignment of the pieces of downtown North Saint Paul’s puzzle into a fabric supportive of an enduring, sustainable mainstreet downtown.

This project has explored a variety of ways the City of North Saint Paul could enhance the competitive advantage of the mainstreet downtown and existing business community. The goal of the project is to ensure the future strength and stability of the business climate within the City by analyzing the opinions of owners of businesses and properties in the area, their interest in expanding current levels of service, improvements to the public realm that may attract additional development and investment, and recommendations for implementation. Of particular interest to the study is whether a Business Improvement District (BID) would provide an appropriate platform to build energy necessary to stimulate change – both in terms of additional development and demand for businesses operating in the City’s downtown business district.

The report begins by considering the historic development of the community and its downtown. Next, the City’s existing conditions are analyzed which contributes to a diagnosis of the problem and the opportunities that have yet to be capitalized upon. With an understanding of current issues and their relationships, a vision is created for the future of the North Saint Paul downtown district, the purpose of which is to inspire visualization and imagination for city officials and business owners to understand and define what the future North St. Paul could look like if their persistent efforts are successful. Finally, an action plan is detailed, providing several short, medium and long term strategies, a timeline for implementation, and a recommendation as to whether a Business Improvement District (BID) is appropriate for North Saint Paul. The report concludes that a BID is not the appropriate tool at this time to accomplish downtown revitalization. However, BIDs have proven useful in many cases in maintaining built infrastructure and a vibrant marketing and event calendar. To that end, the report outlines strategies to build relationships with the business community, gather data, market North St. Paul, and invest in downtown infrastructure, among others. The authors of this report hope the recommendations and strategies provided herein will help establish a roadmap to a vibrant future for North St. Paul—one that is filled with an abundance of happiness and success for the hardworking citizens, business owners and staff of the City of North St. Paul.

Introduction

North St. Paul, MN was founded in 1887 as a stop on a railroad route hauling grain from Minneapolis to Sault St. Marie. Its six-block mainstreet downtown remains to this day, and while the years have taken its toll on its infrastructure, the relaxed, pedestrian-friendly neighborhood feel remains. It is this intangible quality that inspires pride in residents and business owners; it also creates uniqueness for North St. Paul that cannot be replicated.

However, facing competition from the ease and convenience of nearby shopping centers like the Maplewood Mall, and the newness and shopping experience of clusters like Woodbury Lakes in Woodbury, a unique, historic feeling is simply not enough to attract and retain visitors and shoppers to downtown North St. Paul. A mainstreet downtown needs both the differentiators from cookie-cutter shopping centers, like distinctive shops, non-chain restaurants, and fun bars, as well as amenities to equalize the advantage of shopping centers, like easy parking, wide, updated sidewalks with benches, and efficient access. Downtown North St. Paul has some of these assets, but needs to work on others. In short, the downtown is in need of revitalization, and it will take a cooperative effort from the City and business owners to accomplish that.

In the future, downtown North St. Paul could be seen as a regional destination for shoppers, visitors, trail users, and more, all coming to eat, shop, and relax in a special, mainstreet downtown that suburban shopping centers cannot match. To achieve that vision will take effort, investment, persistence, and resiliency over the long term; attributes that can only be maintained by striving each day to realize the vision of a refreshed and energized downtown.

As a starting point of the effort to revitalize downtown North St. Paul, this report will evaluate the area and the needs of the variety of involved stakeholders, create a long-term vision for the area, and identify a set of actions that can help the City and its business owners rejuvenate their extraordinary historic mainstreet downtown.

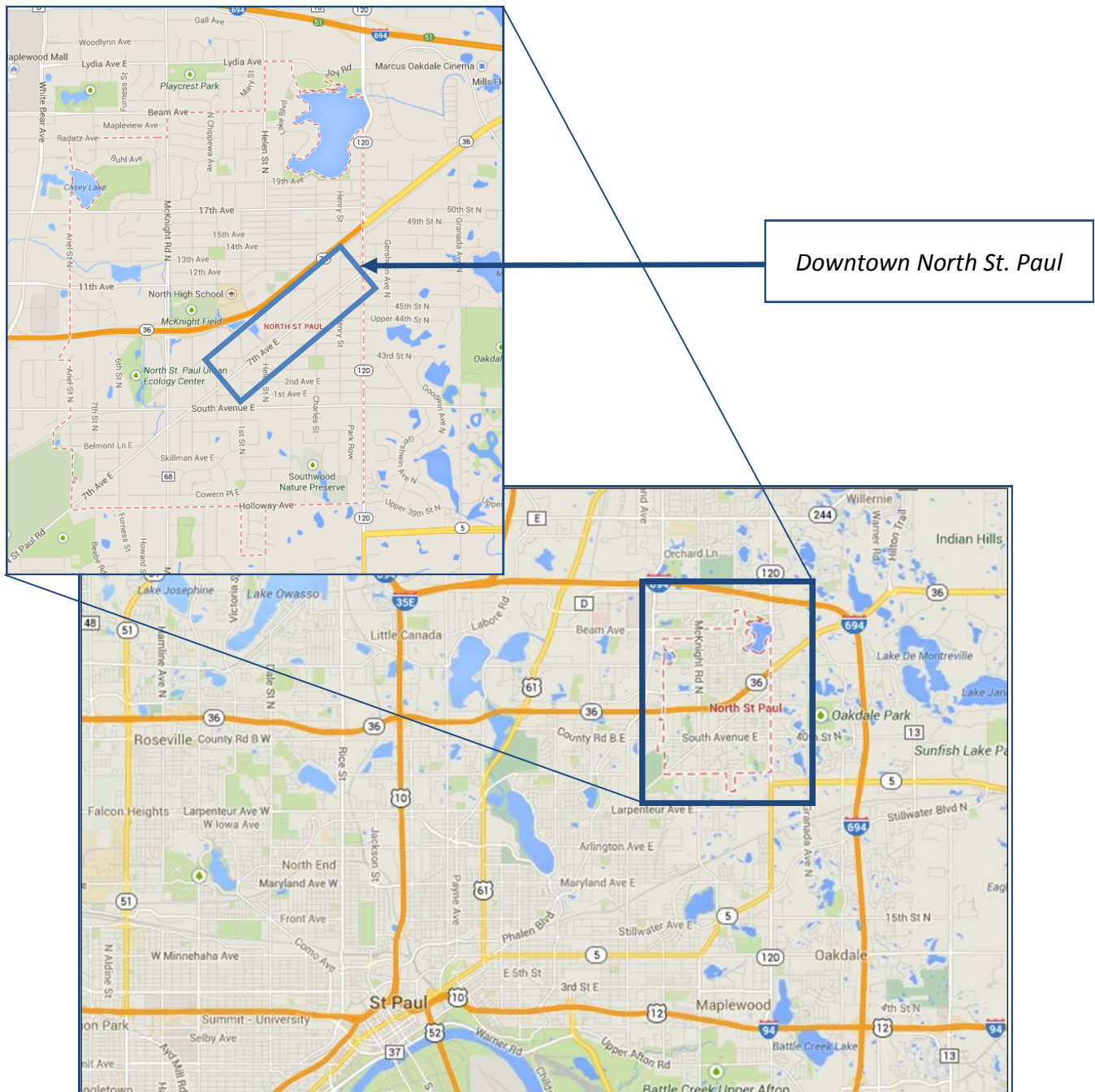


Diagnosis

Problem Statement

This project intends to identify the needs and desires of businesses and property owners in downtown North St. Paul, including the existing level of service, additional services paid for not provided by the city or other level of government, and any ideas for future improvements. Information gathered will be used to determine whether a Business Improvement District (BID) would be the appropriate tool to address these needs and desires, and if so, define the boundary, provide a potential structure, assessment levels, and possible services provided. If it is determined a BID is not the appropriate tool, alternatives to address the needs and desires of the business community will be explored.

Study Area Map



Analysis of Existing Conditions

The central business district of North Saint Paul consists of a strip of primarily locally owned retail and service-based establishments clustered along 7th Avenue, a major East-West thoroughfare, as it angles its way through the regimented grid of city streets in this part of the community. Margaret Street approaches 7th Avenue from points south of the district, forming the intersection that was originally the crossroad of the former town of Castle, to become known as North Saint Paul. The 7th Avenue (CSAH 29) and Margaret Street (CSAH 68) rights-of-way are both designated as County State Aid Highways as they pass through the areas. After crossing 7th, Margaret Street courses north past the newly constructed City Hall before crossing Trunk Highway (TH) 36, North High School, and continuing into a residential district at the south shore of Silver Lake. The area stretches for approximately one mile between the McKnight Road and Century Avenue exits off of TH 36. The business district is extremely well served by transportation as the Gateway trail runs through the area along the highway, and Metro Transit bus #64 serves 7th and Margaret every 30 minutes providing a range of options for residents, commuters, and freight traffic.

A variety of land uses are found to the northeast of 7th and Margaret. The City and Ramsey County governments have made an investment of several millions of dollars in the area, with the recent construction of public and institutional buildings, such as a library, public works garage, wind energy system, and the City Hall/Fire complex on Margaret itself, with the balance of property in the area devoted to a number of different industrial users (TA Schifsky & Sons Asphalt, Anderson Cabinets, Berwald Roofing) along the back of the commercial area reaching to 36. A number of vacant parcels and parking lots are interspersed throughout the area, several of these are in key locations owned by the City, though they are not all contiguous, making assembly for development challenging.

For instance, an unimproved public parking lot exists across the street from City Hall along Margaret, and at the location of the former City Hall site in the southwest quadrant of the 7th/Margaret intersection. Although these parking lots are important during special events such as the History Cruzers Car Show, they can have the effect of negatively impacting the visitors experience at other times of the day. Other major redevelopment sites include the Anchor property, located at the west end of the district along McKnight Road at 36, and a several smaller sites that appear to be opportunities for more intense usage at the east end of the district near Century Avenue/Division Street.

The Central Business District has several positive attributes, including examples of recently completed and ongoing new development. A 3-story mixed use development at 7th Avenue and Charles and the Reflex Medical expansion project were recently finished, while a Senior Housing development is currently under construction near the Public Works facility. The 7th Avenue branch of the United States Post office receives regular daytime traffic, particularly by seniors in the community. The public realm is anchored by the unique combination of angled on street parking (community members are extremely fond of this feature) and extremely broad (when contrasted with typical suburban standards) pedestrian friendly sidewalks along 7th Avenue. The environment along 7th Avenue, including its street furniture and parking arrangements, recall the community's long history and "small" town climate.

Analysis of Existing Conditions Continued

However, there are also clear disadvantages of the City's location and existing infrastructure. City Hall is located within a 5 minute drive of Maplewood Mall and within 15 minutes of Tamarack Village in Woodbury – a source of major market competition that has created challenges for business owners in the area. Many believe this competition led to the closure of a former family owned and operated grocery store and a diner that had been community staples for years. The City lacks a coffee shop or restaurant that provides a desirable food and community gathering space with Wifi access that might have broad appeal. In places, the downtown feels stale – the street environment shows its age, many storefront facades would benefit from facelifts, and existing street furniture is outdated. The City's current schedule for Capital Improvements would not enhance streets and utilities in the area before 2025, and the connections between the gateway trail and downtown are unclear at best.



Wide sidewalks in downtown North St Paul with pedestrian amenities.



North St Paul's fire station, one of multiple City property investments in the vicinity of downtown.

Resilient Communities Project - Past Studies

The mission of the Resilient Communities Project is to connect communities in Minnesota with the wide-ranging expertise of University of Minnesota faculty and students to address pressing local issues in ways that advance sustainability and resilience, and this study reflects one approach to address local economic development issues in the City of North Saint Paul, RCP's partner for the 2013-2014 academic year.

RCP's partnership with City of North Saint Paul involves 22 projects (including 12 for spring semester) matched with more than 40 courses across 10 colleges and schools from the Twin Cities and Duluth campuses, engaging hundreds of students and faculty at the University of Minnesota. Past RCP partnerships included the City of Minnetonka, and RCP recently announced future work with the City of Rosemount for 2014-15. Brief summaries of several past RCP projects completed for North Saint Paul which are relevant to this report are provided below:

Downtown Revitalization (Parking):

In an ongoing effort to revitalize the downtown district, the City of North Saint Paul has pledged to increase the number of visitors to its downtown. To support that interest, an analysis of the current parking supply in the downtown area, and location relative to current and future needs was recently considered. The report provides 1) an inventory current parking supply and demand, 2) An estimation of future parking supply and demand. 3) Identification of best parking practices for downtown/retail districts. 4) Recommendations for parking modifications. The analysis is supported by a field inventory and surveys of residents, motorists, and business owners to understand current parking conditions in the downtown area. The survey generated eight themes to support the City's interest in improving the transportation environment, including enhancements to Transit, Safety, Wayfinding, Enforcement, Expansion, and design issues related to the existing 45 degree on-street parking arrangement.

Link: <http://rcp.umn.edu/wp-content/uploads/2014/03/PA5511-ParkingReport.pdf>

Downtown Revitalization (Economic Restructuring):

An analysis of potential market niches available to North Saint Paul supporting efforts to enhance the competitiveness of the downtown area. As existing development is characterized by a mixture of industrial, warehouse, and retail-oriented land uses, in order to foster and maintain a competitive retail/business climate, the consultant recommended the City pursue niche markets that build on the city's heritage, present, and future potential, its current local assets, to address market supply and demand gaps to achieve an attractive sense of place. Generally, the report addresses the repurposing of industrial and underutilized spaces to generate vibrant activity that complements retail environment. For instance, the addition of a microbrewery will help to fill market opportunities in food and beverage sales, and likely result in the generation of jobs that invigorate an underutilized space. Also, a business incubator catering to small entrepreneur startups to establish and grow their business is discussed along with consideration for the potential to explore emerging markets in woodworking, renewable energy, and bicycle infrastructure.

Link: http://rcp.umn.edu/wp-content/uploads/2014/04/PA5511-Market_Analysis.pdf

Resilient Communities Project - Past Studies

Public Art:

The City of North Saint Paul has shown an interest in developing a Public Arts Plan. This report recommends a public engagement process aimed at shaping the Public Arts Plan, achieving a civic goal. The project sets the context for, and defines the goals of the plan and public participation process, focuses on specific goals for participation, and provides further details as to how the plan can be implemented.

Link: <http://rcp.umn.edu/wp-content/uploads/2014/01/PublicArt2.pdf>

Branding/Marketing:

The City of North Saint Paul has identified a need for a refreshing of its “brand” for marketing purposes that acknowledges the richness of the community’s past but also embraces its future direction and opportunities. Students in an undergraduate Graphic Design course conducted background research on the city’s historical and current identity, solicited input from residents, city staff, and City officials, and created several design alternatives that provide a new graphic identity the City could employ on traffic and wayfinding signage, business forms, and other marketing materials, communications media (website, Facebook account, newsletter), et cetera. Each design is accompanied by standards for implementation.

Link: <http://rcp.umn.edu/home/2013-2014-partner/fall-projects/community-branding/>

Living Streets:

The Living Streets Plan presents a new and more comprehensive approach to street design. As design inspired public infrastructure plays a role in defining the character and livability of the community, and as many existing City streets approach the end of their useful lives, the city has a unique opportunity to create accessible, healthy, and environmentally functional streets by and for the people of the community. The necessity of replacing this infrastructure provides an opportunity to enhance the community in many ways. This document provides a scheme by which the City may replace or resurface streets over a 20-year period, offering a new approach to street design that addresses current shortcomings while creating benefits that enhance the appeal of the city. With proper implementation, the City of North Saint Paul can preserve its identity as a small town in the Cities.

Link: <http://rcp.umn.edu/wp-content/uploads/2014/01/LivingStreets2.pdf>

For more information about other projects under the RCP umbrella visit: http://www.cura.umn.edu/publications/search?keys=resilient+communities&tid_1=All&tid=

Resilient Communities Project - Past Studies

Business Inventory:

The draft diagnosis report employs a business inventory generated through previous work on the Resilient Communities Project. The business inventory was developed out of a walking tour which made a series of observations (Name of establishment, Address, Proprietor, Operational Description, Vacancy status, Floors in the building, Tenant Mix/apartments above, and other items of unique or particular interest) to help characterize the current business environment of North Saint Paul. The information was later grouped according to NAICS codes representing 120 individual businesses in 15 different economic sectors and 64 different subsectors, with Personal Care Services (10), Eateries (7), Professional Health (6), and Automotive (6) establishments rounding out the top 3 subcategories, as described in the summary below:

Business Inventory by Sectors - North Saint Paul	
Other Services (Except Public Administration)	21
Retail Trade	18
Health Care and Social Assistance	17
Manufacturing	15
Accommodation and Food Services	15
Professional, Scientific, and Technical Services	9
Construction	6
Finance and Insurance	5
Wholesale Trade	4
Arts, Entertainment, and Recreation	4
Management of Companies and Enterprises	2
Real Estate and Rental and Leasing	1
Information	1
Educational Services	1
Waste Management and Remediation (Admin/Support) Services	1
Grand Total	120

The businesses identified in the Business Inventory were mapped to show their locations in relation to downtown North St. Paul:

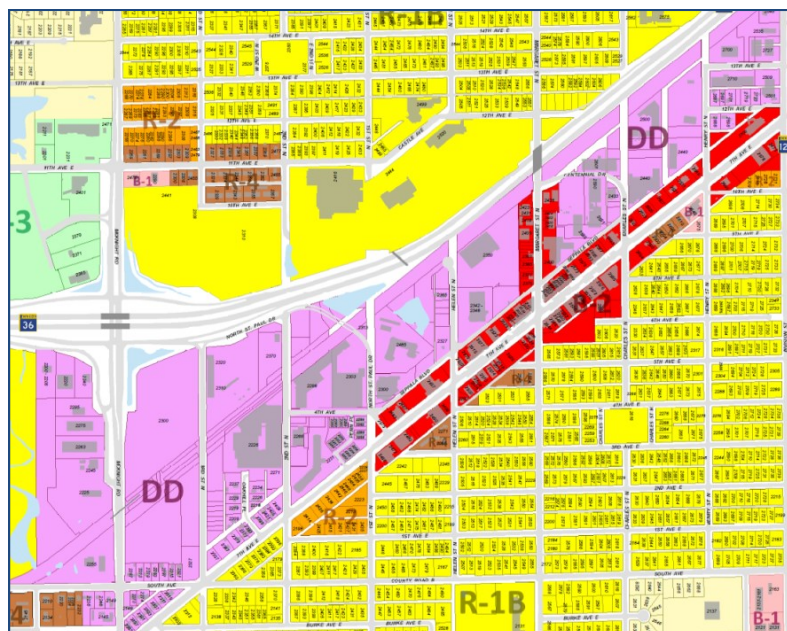


Zoning in Downtown North St. Paul

An important consideration for a city looking to revitalize an area, specifically a mainstreet downtown, is to examine its zoning code to determine what uses are allowed/ disallowed and ensure the code allows for flexibility while maintaining the desired character of the area.

The downtown core of North St. Paul along 7th Avenue from 1st Street to Division Street and Margaret Street from 7th Ave to Centennial Drive is zoned B-2 for 'Central Business District'. B-2 allows 98 uses as well as an additional 15 conditional uses, making it a minimally restrictive code for a small, historic downtown. The code ensures the character of the area (scale, appearance, materials) with its design standards without forcing developments to conform to rigidly specific criteria.

Surrounding the downtown core to the north is an area the City has designated 'DD', or Diversified District, an area that would potentially be included in the assessment area for a business improvement district. The code for the DD allows for over 130 uses, but any development requires a conditional use permit and design review by the city. The stated goal of the district is to "allow diversified development over a relatively large area and...permit flexibility in the placement and height of buildings", which indicates an intention by the city to work with proposers collaboratively instead of adversarially. The DD presents some challenges as it contains a mix of uses (including light industrial, heavy industrial, commercial, parkland, and residential) that do not conform to one traditional zoning code, but the implementation of the DD language ensures that North St. Paul is in a position to accommodate most any developer or business that wishes to redevelop a parcel or parcels in the DD area. As the area gains development momentum, that same flexibility allows discretion for the city as well. As written, both the B-2 and DD zoning codes seem to strike a balance between flexibility for development and maintaining the character of downtown North St. Paul.



Zoning in the Diversified District and the downtown mainstreet in North St. Paul.

Redevelopment Master Plan

In December 2012, the City of North St Paul completed the North St. Paul Redevelopment Master Plan. The major purpose of the plan was to develop strategies and an implementation plan for the revitalization of some specific areas in North St. Paul, while also taking into consideration the character of these areas and attempting to blend the revitalization efforts into the existing community.

The area of study for the Redevelopment Master Plan was along 7th Avenue, from McKnight Road to Century Avenue, and north to Highway 36. One of the focus areas within the overall area of study was North St. Paul's downtown. The plan, which referred to this area as the Downtown District, developed some specific strategies for North St. Paul's downtown:

- Focus on commercial / retail redevelopment and reinvestment at the core.
- Create an intentional compression of retail / commercial uses at the core with more mixed use transition blocks at the edges of downtown.
- Continue to invest in the pedestrian realm along 7th Avenue and Margaret Street.
- Allow for increased residential development on 2nd and 3rd stories.
- Convert Seppala Boulevard to pedestrian-friendly, multi-functional corridor.
- Maintain alley / service functions for 7th Avenue businesses.
- Develop a downtown park / square feature as a community destination and gathering space.

Other districts identified in the Redevelopment Master Plan include the Commerce Park Redevelopment District, McKnight Employment Center, West End Housing and Redevelopment Area, and Core Employment Reinvestment District. Some of the strategies that have been identified for these other districts will heavily impact the potential for the implementation of a BID in North St. Paul. The plan calls for a compression of commercial uses in downtown North St. Paul to the areas immediately adjacent to the intersection of 7th Avenue and Margaret Street. Some areas have been identified as prime sites for housing, while others are projected to contain light industrial or flexible office. Many sites in each of the five districts have been identified as potential redevelopment sites. The rate at which these sites actually redevelop will have an impact on the potential BID that could be developed in North St. Paul. At the current time, and taking into consideration the visions for each of the districts in the Redevelopment Master Plan, a BID seems to be a more suitable fit for the Downtown District.

The findings of the Redevelopment Master Plan, as well as the strategies for the Downtown District and the overall project area, will be considered as we determine whether a BID is an appropriate tool to meet the needs and desires of the businesses in North St. Paul. Recommendations that are made for potential BID services and programs for North St. Paul will build upon the strategies laid out for each district in North St. Paul.

Stakeholder Engagement

An extensive portfolio of stakeholder interviews was critical to the success and analytical accuracy of this report. With this in mind, each critically important stakeholder was interviewed as well as many businesses, property owners and city officials as necessary and practical.

In-Depth Interviews Completed:

- Paul Ammerman, City of North St. Paul Community Development Director
- Tracy Luther, Luther Auctions
- Dave Szczepanski, Garry Insurance
- James Koller, James Koller Family Dental Clinic
- City of North St. Paul City Council Member(s)
- North St. Paul Business Association

Business Association Meeting

North St. Paul has an existing Business Association (BA) that meets monthly. The President of the Association, Christopher Thorsen, invited our team to participate in one of their monthly meetings which was held on March 11, 2014 at 11:00am at K&J Catering in North St. Paul. The Business Association provided an excellent opportunity to reach out to the business community in North St. Paul and to provide some initial education about the potential for the revitalization of the downtown area. Mr. Thorsen mentioned our presence to the membership before the meeting in the hopes of instigating increased attendance. The usual group is about 10 members, but on March 11th about 25 members of both the Business Association and various city staff were in attendance. The main topics of discussion for the Business Association meeting were:

- Group Introductions
- Purpose and Goals of Project
- Discussion (questions inspired by interview guide)
- Brief overview of Business Improvement Districts
- Q&A for the study team

Meeting Attendees: March 11, 2014		
1	Chris Thorsen, President	Thorsen Breidinger and Novak
2	Jason Ziemer	City of NSP
3	Paul Ammerman	City of NSP
4	Thomas Schifsky	T.A. Schifsky and Sons
5	Ken Giannini	NSP American Legion Post 39
6	Del Howard	La' Garage and Gallery
7	Kelly Matuseski	Graffic Traffic
8	(SP) Beth Holmgren	Graffic Traffic
9	Kevin Kelly	Peoples Bank
10	Dick Dolby	NSP Historical Society
11	Paul Anderson	NSP Historical Society
12	Laurie Koehnle	City of NSP
13	Jeanne Day	City of NSP
14*	Tracy Luther	Luther Auctions
15*	Dave Szczepanski	Garry Insurance
16*	James Koller	Koller Family Dentistry
17*	Kurt & Jean Ad-	K and J Catering
*Attendance confirmed despite not appearing on sign		

Stakeholder Engagement Continued

Our presentation was the only item on the Business Association meeting agenda, and the discussion lasted about an hour. The Business Association members seemed very interested in our work and were excited to hear that we would be preparing revitalization strategies for the City. Many of the attendees operated businesses or owned property in the downtown area, so the discussion had a significant focus on that specific area of the city. We were able to gather valuable feedback from business and property owners that we had not heard from in our initial round of stakeholder interviews. This allowed us to hear from a wide range of stakeholders with various levels of interest. Before closing our portion of the meeting, we distributed short surveys intended to record responses of individual businesses, attain contact information for the businesses present, and provide an opportunity for members to provide additional details, whether there was not enough time for or they did not feel comfortable sharing in a group setting. The surveys were collected at the end of the meeting and a few came in to our team in the following weeks via email. Overall, we received 8 actual surveys back, with the rest of our input gathered during the discussion that took place at the Business Association meeting. Business cards and contact information was also distributed to all of the meeting attendees to provide another opportunity for stakeholders to share feedback.

Interview Results & Analysis

There is a strong business presence in downtown North St Paul today, made up of some proud business and property owners that have a significant stake and interest in the success of the area. Some of the businesses that operate along 7th Avenue in downtown North St Paul are extremely motivated to pursue strategies that will have a positive impact on their business. Some of the business owners have been operating in the area for many years, and some are relatively new.

Some business owners in downtown North St Paul are also the owners of the property in which they operate. Many other small businesses rent space from property owners. Some of the businesses that have been operating in the area for an extended period of time were drawn to the area based on availability in the 1970s and 1980s. However, the downtown has seen a fair amount of turnover in tenants and property owners through the recessions in the 1990s and, most recently, in the late 2000s. While this is not beneficial for the overall business climate of downtown North St Paul, it has provided an opportunity for some small businesses to move in and rent space in this area of the city. These small businesses, sometimes start-ups, don't have much flexibility in the ability to increase rents. The City is supportive of revitalization and appropriate redevelopment, but the needs of these existing small businesses must be kept in mind. Revitalization and redevelopment should be encouraged where appropriate, but space for these small businesses should always be considered.

The businesses and property owners that were interviewed identified some needs and desires for the success of downtown North St Paul. Some of their comments were more broad visions for downtown, while others were more related to the specific needs and desires that need to be met to create a successful, thriving downtown.

Stakeholder Engagement Continued

A summary of the comments received throughout the interview process is provided below:

Goals and Vision

- Maintain the “Main Street” charm and historic character of downtown
- Create the “trendy” downtown district - comparisons were made to similar revitalization efforts in Hopkins, Robbinsdale, and Northeast Minneapolis
- Ideas for change need to come from within - there are many property owners and businesses that are already heavily invested in downtown
- Need core ownership to get involved, get behind ideas, and provide the leadership necessary to create change
- Increase the number of businesses that are “destinations” and will draw people in, not only for the first time, but as repeat visitors

More Specific Needs & Desires

- Make the downtown visually appealing
- Build on the historic character by investing in the build environment - sidewalk improvements, green spaces, and rain gardens were just a few examples provided
- Speed up capital improvement projects in the downtown area
- Existing sidewalk infrastructure in some areas of downtown is in poor condition
- Increase the accessibility to downtown
- Enhance the visibility of downtown
- Get the word out about downtown North St Paul - many people that work and live in the City don’t even know that downtown exists
- More events, like the History Cruiser Car Show, to draw in visitors
- Increase volunteerism to achieve some of the goals for downtown, an example being that the Car Show is completely funded and operated by volunteers that have an interest in seeing downtown North St Paul succeed
- Support the existing businesses
- Promote small businesses and industries - large corporations may not be the right fit for downtown
- Attract a high-profile tenant that may draw people in to downtown North St. Paul
- Keep rents reasonable - many small businesses do not have the ability to own their own building or increase rents drastically
- City assistance in the facilitating the ordinance and zoning process
- Make it easier for businesses to get in and operate - streamlined and simpler ordinance process

Introducing the Business Improvement District (BID)

What is a BID?

A Business Improvement District (BID) is one tool which can be deployed to enhance the basic infrastructure and provide supplemental services that lead to improved perceptions of local business environments. BIDs rely on special assessments which fund high grade services on a district-wide basis within a sub-region defined by the BID members. The level of the assessment and the range of services addressed by the funds are fluidly determined by participants in the district. Also, any services that are provided through a BID are supplemental, meaning that they build on the services already supplied by the City. Services provided through BIDs do not serve as a replacement to any existing City-provided services.

Reaction to Idea of a BID in North St. Paul

The idea of a Business Improvement District was shared with the business and property owners that were interviewed. Overall, there were mixed reactions to the potential of a BID in downtown North St Paul. Some business owners seemed to be supportive of it, while others were apprehensive. There was a general consensus that a BID could be a possibility, assuming that the funds and assessments were reasonable and were spent in a manner that was deemed appropriate by business and property owners. The owners are much more likely to be supportive of an additional assessment if there is a direct, measurable impact on their business. While there was some positive reactions and optimism, the implementation of a BID may be difficult. Many businesses in North St Paul, as stated above, may not have the ability to take on additional costs. The responses from business owners provided evidence that additional education on the potential benefits and functions of a BID in North St Paul may be required. Also, other forms of service districts and strategies to support the overall business climate in North St Paul could be explored and shared with the business and property owners to gauge support.



BIDs can provide funding for events, such as the existing History Cruzers car show, that could attract visitors to downtown.



BIDs can fund infrastructure like lights, banners, or signs that create an attractive business environment.

Case Study: EastSide BID

The EastSide Business Improvement District, located in Milwaukee, Wisconsin, consists of a one mile stretch of North Avenue between the Milwaukee River and Columbia-St. Mary's Hospital home to nearly 90 different businesses. Arising from many public meetings to gather input from the commercial property owners in the area, the BID was adopted by several City Commissions and the Mayor in 1997. The BID seeks to achieve a sense of place through physical changes to the area, including a beautification effort (plants and public art), calmer traffic, the re-launch of the neighborhood farmers market, among other signature events.

To date, the BID has planned and executed \$1.5 million streetscape improvements, leveraged by a \$635,000 grant from the City of Milwaukee, which added over 70 "harp" streetlights, built curb extensions, and a notable ornamental iron street furniture installation that received the Mayor's Design award in 2004. The BID has also received grant funds to enhance bicycle access (providing an extension of the Oak Leaf trail into the district), and (\$100,000) to seed a major development project in the corridor.

Perhaps the BID's greatest success story is the re-launch of the "East Side Green Market" (sponsored by Whole Foods) near North Avenue and Kenilworth Place, where the "Open Market" ran for almost 70 years before a 30 year hiatus. The success of the market would be followed closely by that of the "Summer Soulstice" music festival, now in its 12th year having become a staple of Milwaukee's summer festival experience.

The BID is funded through property tax assessments combined with sponsorships achieved during special events. In 2011, the operating plan noted a \$92 million assessable value, taxed at a rate of \$5/\$1000 capped at \$5000 per parcel, with each owner thought to be contributing a proportional benefit for the rate. The BID is led by a 7 member board of directors serving staggered terms, who complete a yearly audit, and host open meetings each month. The EastSide BID administers a plan approved by Milwaukee's Common Council each September which includes:

- Amortization of the streetscape bond scheduled to be completed in 2020.
- Signature marketing events such as East Side Green Market, Summer Soulstice Music Festival, and the "Tomato Romp!"
- Management of an active social media presence for marketing the BID (website, monthly e-newsletter, and via Facebook (7600 "friends") and Twitter.
- Litter maintenance contract to keep the neighborhood clean and litter cans emptied.
- Hiring/management of personnel to build/maintain 100+ street planters and tree box outs in the neighborhood.
- A contract for an Executive Director responsible for managing district activities, communications with government, media, and neighborhood associations, and engaging area resident and business participation.

The BID serves as a resource for prospective business owners and the development industry as it hosts an Architectural Review Board responsible to evaluate any proposal to construct or alter any exterior feature in the district against adopted "Design and Development Guidelines".



Vision

Vision for Downtown North St. Paul

“North St. Paul’s revitalized main street bustles with travelers, shoppers, and families, reclaiming the city’s place as a uniquely historic regional destination. Greeted by the infamous Snowman, walkers, cyclists and drivers arrive to patronize one of the city’s acclaimed restaurants or shops—and reflect on the feeling of comfort and connection to the past that greets North St. Paul residents and visitors alike.”



7th Avenue & Margaret Street, the center of Downtown North St. Paul



The infamous snowman of North St. Paul

Given the initial feedback we have received and using the overall vision for downtown North St. Paul as a guide, a potential scenario of what North St. Paul might look like in 2034 has been developed. We believe that following the shared vision for North St. Paul could result in the following scenario:

The City of North St. Paul of 2034 will be recognized as a regionally significant example of a community that lives up to the moniker of its self-described image as “an extraordinary small town”. An appearance in a cover story in the Minneapolis-St Paul magazine reflects on the 20 year period since the Resilient Communities Project offered a series of compelling strategies to revitalize the environment of the City’s main commercial district. In the article, the community would be described as an exciting venue for the History Cruzers car show, now a 39-year-old event which is expected to attract 5,000 people to North St. Paul each week. What once was an outdate yet historic main street inner-ring suburb with disjointed community development efforts has become a thriving, diverse regional destination, made possible by twenty years of hard work and collaboration between the city and business community. As the city planning director sits down to his monthly lunch meeting (one of several) on a warm summer afternoon with his friend and colleague at the recently opened and locally-owned coffee shop, the two take a moment to realize what North St. Paul has become.

A *DeLorean* exhibition takes place on Margaret Square, a lively public park and event space generated as a component of the “M7” redevelopment of the former City Hall property. M7 is a 40 unit mixed-used market rate development that rises above the busy intersection of 7th Avenue and Margaret Street. A series of commercial businesses providing retail sales and services available to the area residents will operate out of pedestrian-oriented storefronts during standard business hours. The building, controversial to some at the time it was conceived, rises above the heart of the community yet blends in as the upper three levels are set back, enhancing the streetscape below. Condominium residents in the building enjoy a bird’s eye view of the festival.

Music plays on sidewalk cafes in front of a series of brick and mortar restaurants offering family-oriented menus serving the local community by day and a casual wine bar experience in the evening for those seeking to relax. Down the street, auto enthusiasts mingle with the dinner crowd, enjoying craft brews created at the Berwald Brewery. As North St. Paul’s resident brewpub, Berwald has tapped a thirsty East Metro craft beer community in a former underutilized industrial building that has attracted a business incubator to locate next door – bringing employees and energy to the recently completed flex office district east of downtown. Most nights, residents of Oakdale, Woodbury and other nearby cities bike down the Gateway Trail to enjoy a couple craft beers with their North St. Paul neighbors.

The experience of visitors is such that North St. Paul has established itself as a uniquely positioned regional destination for businesses to grow alongside branding and marketing efforts engineered under the leadership of the North St. Paul Business Association, a thriving East Metro business advocacy organization that has grown to over 300 members representing primarily local (and some national) businesses, helping to attract tens of million dollars in private commercial development investment in the 20 years since 2014.

After a long pause to absorb what the city has become, the city planner and coffee shop owner smile, laugh, and refocus on their discussion –the build-out of a new patio area for the coffees hop—but digress again to imagine just where North St. Paul might be in another 20 years.



An example of what the M7 development could resemble, with setbacks on upper floors.



Lively streets with shopping and dining could exist along 7th Avenue in North St Paul.



Action Plan

Significance of Action Plan

As the United States emerges from the recent economic recession, the business community in the City of North St. Paul evokes a sense of resiliency, potential, and stability. In the midst of these positive attributes, questions of its strength and long term vitality must be addressed. The health of the local downtown business community, which operates in a cozy, historic commercial center just off Highway 36, a major transportation corridor through the northeast metro, is an important measure of the vitality of the surrounding City of North St. Paul. The City seeks to become a crossroads for culture and commerce that is built off the distinct advantages present in its quirky central business district. The City, “an extraordinary small town in the suburbs”, may not see the extensive nonresidential development typically found to support local level tax and employment base, as observed in nearby Maplewood and Woodbury, which have arguably been overwhelmed by development of this nature. However, the City of North St. Paul enjoys the competitive advantage of its unique small business oriented atmosphere. The City must find creative ways to exploit these attributes as tools to attract new business, which will ensure the diversification of the City’s future economic base and thus, its sustainability.

Recommendation

The overall purpose of this study was to evaluate the feasibility of a business improvement district (BID) for the City of North St. Paul as a strategy to achieve downtown revitalization goals. The conclusion of this research is that a BID is not the appropriate strategy at this point in time. There are several reasons for this conclusion. First are the lingering effects of strained relations between the City and business community. Many community stakeholders, including current city employees, admitted that previous leadership did not engage the business community cooperatively or consistently. This created an ‘us versus them’ situation which the new blood of city hall—including a mayor, city manager, city planner, and community development director (among others)—has been working to repair. A BID requires significant collaboration between a city and its business community, a relationship that can be achieved in North St. Paul with continued effort on both sides. Secondly, with a relatively small assessment area, the undeveloped and/or vacant properties in North St. Paul dramatically reduce the BID’s potential revenue and would be a barrier to development for some private developers. Sites such as the vacant city hall site and parcel to the west of T.A. Schifsky & Sons asphalt plant need to be developed for a BID to be worthwhile. Thirdly, a BID functions best at maintaining new or like-new infrastructure, meaning areas that need significant rehabilitation or reconstruction (or have yet to be constructed) need more funding than a BID can provide. For North St. Paul, this means a refreshed streetscape, rebuilt 7th Avenue, and a new city park/even space. Absent other strategies, a BID would better ensure these assets would be cleaned, maintained, and occasionally updated; however, a BID with a reasonable assessment level would not be the appropriate tool to finance these projects.

These are the main reasons a BID is not recommended for North St. Paul at this time. The above three conditions would go a long way to making a BID feasible and worthwhile for the downtown core. As these conditions are reached, they can be considered ‘trigger points’ at which the city and business community may begin to reconsider a business improvement district.

The short, medium and long term strategies in the following pages detail a ‘road map’ of sorts that, if successfully completed, would create the conditions in which a BID would succeed as a way to maintain the investment in the downtown core and further improve the atmosphere, infrastructure and activity in the area. With gradual education and outreach to educate business and property owners on BIDs, as well as the advancements achieved from the city and business community’s efforts, the future North St. Paul could utilize a BID to maintain and grow its status as a regional destination and thriving historic main-street downtown.

In order to achieve that 20-year vision, North St. Paul needs to be proactive and persistent in relationship building, marketing, investing in infrastructure, and maintaining the improvements that are made. The foundation of this redevelopment effort is a robust commitment to building and enhancing the city’s relationship with the business community. The city will need to seek formal as well as informal input from businesses with the goal of creating a true partnership with which to approach downtown revitalization. Without a collaborative effort, both in vision and funding, it will be difficult to achieve a sustainable revitalization of the area.

Secondly, the city needs to proactively gather data and market itself. An area of only three square miles, it is easy for commuters to pass by North St. Paul on Highway 36 without stopping or even noticing—but an aggressive marketing strategy can begin to change perceptions, inspire private redevelopment, and bring North St. Paul back into people’s minds as a regional destination.

Thirdly, the city needs to reexamine its infrastructure priorities and accelerate investments, especially in the downtown. A cracked concrete main street, lack of public gathering space, and a dated streetscape appearance are barriers to inviting and keeping new visitors downtown. Recognizing the high cost of these investments and finite city budget, North St. Paul should seek outside funding sources (see page 25) to assist with the cost where possible. Both the city and its businesses need to invest in the *experience* visitors feel when they are in the area—because people are drawn to main street downtowns for the unique restaurants, shops, and experience, not convenience.



Drivers coming from the west may not notice a vibrant downtown because of a lack of signage and visual barriers.



Prioritizing capital infrastructure projects in the downtown will help create a new appearance and attract new visitors.

Finally, as mentioned above, it is recommended that long-term (7-10 years), as North St. Paul implements these strategies and accomplishes its goal of downtown and community revitalization, the city consider plans to steadfastly maintain the improvements and investments it has made. One such strategy is a Business Improvement District, which requires significant planning and collaboration. A plan for considering and implementing a BID, if deemed appropriate in the future, is described later in this report.

Specific and actionable short, medium and long term strategies are detailed in the following section. Details include who the responsible party is and the relative level of financial investment. Not included is the commitment of staff time that each of these actions require. As has been mentioned, the economic revitalization of downtown North St. Paul will take proactive and persistent effort from many stakeholders, including devotion of city staff time, which will need to be taken into account when implementing the actions below. North St. Paul has the assets for a rejuvenated city and downtown area, but it will take commitment, cooperation and methodical, consistent action to achieve its vision.

Short Term Strategies (1-3 Years)

1) Actively develop formal and informal relationships between city government and the business community

By developing formal and informal relationships with the business community, North St. Paul can continue to recapture goodwill lost throughout previous years and regimes and focus on where city goals and business goals overlap. Integrating the business community into formal processes like examining the city zoning code, determining infrastructure priorities, as well planning and visioning, is a critical first step to truly revitalizing downtown. Informal relationship building can include attendance/participation at Business Association meetings and business attendance/participation at city council meetings, among others.

Lead: City & Business Community

Level of Investment: Low

2) Gather data related to downtown visitors, shoppers and passersby

To support future marketing and economic development efforts, the City should begin to produce measurable data, such as street traffic counts and visitor/walker counts in the downtown, Gateway Trail users, etc. Research of this nature will support the community's ability to build its image through additional branding and marketing efforts as well as support the efforts to recruit an anchor-type destination tenant or store to the city. The City could use this data to indicate trends and publish the information in a visually appealing and transparent way as an annual report as well as use the data as inputs into the new marketing strategy.

Lead: City

Level of Investment: Low/Medium

Short Term Strategies (1-3 Years) Continued

3) Initiate a comprehensive and fresh marketing strategy

Incorporating the ideas and suggestions provided in the branding efforts for the Resilient Communities Project, create and execute a fresh, innovative, and aggressive marketing strategy. This should likely include the snowman and other distinguishing features of North St. Paul. However, it needs to be well-funded and purposeful, as the Twin Cities market is saturated with middling, underwhelming marketing strategies with little to no positive effect. This effort could include a refreshed logo, lamppost banners, billboards, and themed activities featuring the snowman, among others. Informing people of North St. Paul's location and its excellent, historic Main Street downtown is absolutely critical to citizen, business and development interest and success in the city.

Lead: City

Level of Investment: Medium

4) Educate businesses about the façade improvement program

Recently initiated but yet to be utilized, educate businesses on how the façade improvement program works and what similar programs have achieved across the country. Stress that the city has and will continue making its own improvements and investments and that the look of the downtown, while recognizing its historic character, needs occasional updates.

Lead: City & Business Community

Level of Investment: Low



Think Hopkins, a marketing strategy led by the City of Hopkins, is an example of a marketing strategy that could be pursued.



The façade improvement program could provide funding to improve the existing store fronts along 7th Avenue.

Short Term Strategies (1-3 Years) Continued

5) Aggressively pursue redevelopment at key sites

North St. Paul has a large amount of developable land for how small the true downtown is. Focusing on the entire diversified district, the city needs to aggressively pursue private development on the old city hall site, the asphalt plant site, and vacant lot adjacent to the asphalt plant. The old city hall site is in the middle of the downtown, and the asphalt site is the gateway to North St. Paul from the majority of the metro area (approaching from the west). By attending forums/conferences, getting introduced through mutual contacts, inviting developers to see the site, begin reaching out to the development community. If necessary, consider acquisition, environmental testing, or some other more dramatic measure that lowers the barriers to redevelopment.

Lead: City

Level of Investment: Low/Medium

6) Work to speed up priority city infrastructure projects focusing on downtown

In consultation with the business community (described above), seek alternative financing options for critical infrastructure projects that will revitalize the feel and appearance of North St. Paul, especially downtown. Projects mentioned by the business community as most important include rebuilding the street, curbs and sidewalks on 7th Avenue, beautifying Margaret Street, creating a new public gathering space/plaza, increasing connections to the Gateway Trail, and others. Despite these projects being already prioritized and acknowledging budget constraints, the business community needs to see the city investing in downtown and updates are necessary to instill confidence and appreciation from visitors.

Lead: City

Level of Investment: High



The vacant site along 7th Avenue is ready for redevelopment and could catalyze additional reinvestment in downtown.



Corner of 7th Avenue and Margaret Street, the center of the area in which city infrastructure projects should be focused.

Short Term Strategies (1-3 Years) Continued

Potential Outside Funding Sources

The critical infrastructure projects that have been identified and envisioned for Downtown North St. Paul will require significant levels of investment. While the City can begin to allocate more funding towards the downtown through its Capital Improvement Plan, there is not an unlimited budget and the City cannot ignore other areas of the city that are in need of capital infrastructure improvements. Additional funding could become available through outside funding sources, providing opportunities to achieve the capital improvements that have been envisioned for Downtown North St. Paul in a more timely manner. Below are some of the best sources of funding North St. Paul could seek.

Metropolitan Council: Livable Communities Grants

The Metropolitan Council provides a series of grants annually that could apply to the revitalization efforts in Downtown North St. Paul. Grant types include the Livable Communities Demonstration Account, Local Housing Incentives Account, Tax Base Revitalization Account, and Transit-Oriented Development. Funds from these grants can be used to provide connections to amenities, transportation improvements, and to pursue catalytic redevelopment that uses land sustainably. Projects that have been funded previously through this program, and that we believe could be pursued in Downtown North St. Paul, include street improvements, plazas, parks, market studies, storm water management, reconstruction and land acquisition.

Minnesota Department of Employment and Economic Development (DEED)

Minnesota DEED also has many potential funding opportunities that are available to small cities. DEED traditionally provides funding for business, community, and infrastructure development. Two funding programs provided through DEED are particularly relevant to the revitalization efforts sought for Downtown North St. Paul including the Transportation Economic Development Program and the Comprehensive Community Development Grant program. The former can provide funding for public infrastructure projects that promote economic development, while the latter can provide funding for façade improvements and the rehabilitation of local commercial corridors.

Other Governmental Funding - Ramsey County

Ramsey County may be another source of outside funding that could benefit Downtown North St. Paul, and the City as a whole. Many County State Aid Highways (CSAH) roadways exist in North St. Paul including 17th Avenue, South Avenue, McKnight Road, and 7th Avenue (only west of McKnight). As these roadways come up for redesign, reconstruction, or just simple mill-and-overlay, the City should make sure to coordinate with the County to ensure that the projects provide benefits to Downtown North St. Paul.

Medium Term Strategies (4-7 Years)

The medium-term strategies outlined below will build upon the foundation for successful revitalization of North St. Paul's downtown and surrounding commercial areas and position the city for continued redevelopment. To achieve the 20 year vision for North St. Paul described in (section x) of this report, the city and business community should pursue the following strategies:

1) Leverage the established marketing strategy to expand and 'institutionalize' additional community events

Build off the marketing strategy developed in the short-term to expand and make permanent the most successful events in the area—much in the mold of the History Cruzers Car Show, which could serve as a base for other ancillary and/or related events. Work to leverage the marketing efforts and any development in the preceding years to attract new or relocated arts/crafts fairs, theater productions, trail/outdoor events, concerts, and a farmers market. Ensure the timing and composition of these events invites visitors to stay and experience the everyday assets of North St. Paul.

Lead: City & Business Community

Level of Investment: Low/Medium

2) Continue work to speed up priority city infrastructure projects focusing on downtown

Continue implementing city infrastructure priorities as discussed above in the short-term strategies section.

Lead: City

Level of Investment: High

3) Plan and build a public gathering space/plaza near the heart of downtown

Planning, financing and building a small public space/plaza near 7th Avenue and Margaret Street is a critical medium-term step for the city. Currently there is no ideal space for community events, like a farmer's market, art fair, exhibition, or music festival. Outreach to businesses and citizens will be important to determine what is most appropriate—a park, plaza, permanent canopy, amphitheater, etc.—but the uniting idea is that North St. Paul currently lacks a space like this and creating one would enable the city to take the next step in attracting visitors who stay, spend money and like the experience enough to come back. It will be important to continue to work with and leverage the History Cruzers car show when initiating and planning for events and the infrastructure they may prefer in the future.

Lead: City

Level of Investment: High

Medium Term Strategies (4-7 Years) Continued

4) Diligently maintain the downtown area, especially new city infrastructure investments

A clean, visually appealing, walkable downtown is absolutely critical for North St. Paul who needs to attract repeat visitors. Increasing maintenance budgets, even by small amounts, for street and sidewalk cleaning, landscaping, bench and trash can replacements, and roadway maintenance (potholes, etc.) can go a long way in maintaining the city's reputation and inviting downtown feel. The city could also consider installing public art throughout the downtown and diversified district to enliven the sidewalks and spaces even more. Investments in the community—public or private—are not worthwhile unless they are maintained.

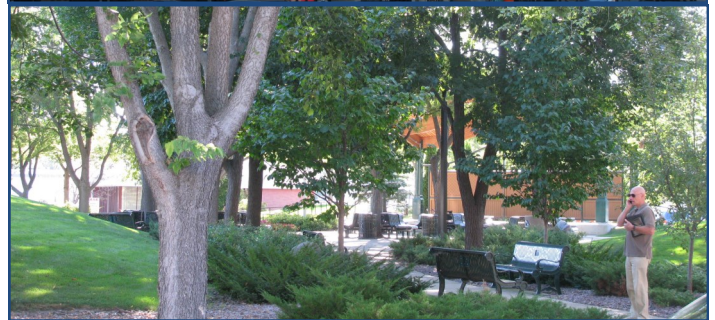
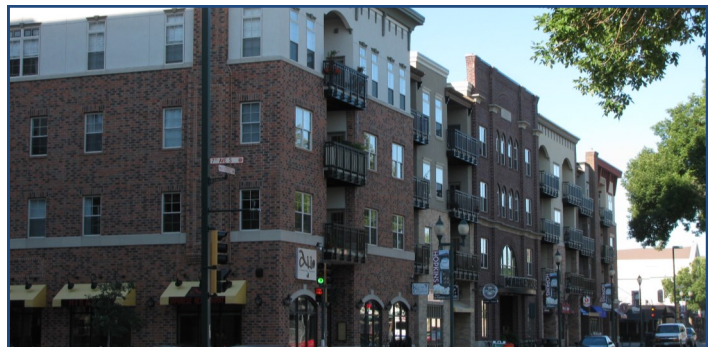
Lead: City & Business Community

Level of Investment: Medium

Case Study: Hopkins

Hopkins, Minnesota is similar to North St. Paul in many ways. It is an inner-ring suburb of four square miles, has a population of 17,591, and has a small, historic downtown that harkens back to its railroad days, as a now-BNSF Railway corridor runs east-west through the city. Over the years, the City of Hopkins has been proactive and aggressive in its community and economic development efforts. Coming out of the recession, the downtown is again seeing new, mixed-use developments with retail and housing for residents looking for an easy, walkable living experience. The new quality housing and commercial development, combined with a fresh streetscape, downtown city park, adequate parking and soon-to-be new brewpub and light rail transit stop have supported and accelerated interest in the downtown and its future is bright as a driver of success for Hopkins.

The City of Hopkins has not utilized a BID to achieve this progress, instead relying on proactive, responsive government efforts, innovative financing, and unstructured collaboration with the business community. Despite Hopkins' demographic and economic dissimilarity relative to the affluent, luxurious areas of its neighbors in Edina, Minnetonka, St. Louis Park, and Linden Hills neighborhood of southwest Minneapolis, Hopkins likely benefits from proximity to those cities, whereas North St. Paul's most affluent nearby city is Woodbury, whose development is recent compared to the west metro. However, regardless of the development of a BID, Hopkins is an example of the success that North St. Paul could achieve, and could serve as a model for revitalized historic mainstreet downtowns.



New Mixed-use Redevelopment (above) and a park in downtown Hopkins.

Long Term Strategies (7-10 Years)

The City of North St. Paul should continually focus on maintaining the relationships and partnerships that are established through the implementation of the short and medium-term strategies. Following the successful implementation of the short and medium-term goals identified above, the City of North St. Paul and the business community in downtown North St. Paul should pursue some of the following long-term strategies:

1) Re-evaluate the feasibility of a Business Improvement District (BID)

Revitalization of the downtown district in North St. Paul is a clear goal of both the City and the business community. Through various stakeholder interviews, we have determined that a BID is not a feasible solution to the issues of downtown North St. Paul at the given time. However, successful implementation of the short term strategies laid out in the plan and a shift in the economic livelihood of downtown North St. Paul could create a climate in which a BID would be a suitable solution to maintain the revitalization of downtown North St. Paul. As private investment comes back to North St. Paul through redevelopment and business expansion, there should be a greater need for supplemental services.

Lead: City

Level of Investment: Low

What is a BID?

A Business Improvement District (BID) is one tool which can be deployed to enhance the basic infrastructure and provide supplemental services that lead to improved perceptions of local business environments. BIDs rely on special assessments which fund high grade services on a district-wide basis within a sub-region defined by the BID members. The level of the assessment and the range of services addressed by the funds are fluidly determined by participants in the district. Also, any services that are provided through a BID are supplemental, meaning that they build on the services already supplied by the City. Services provided through BIDs do not serve as a replacement to any existing City-provided services.



BIDs provide funding for supplemental services that improve the business climate of a commercial area.

A BID is unique from the better known Special Service Districts (SSD) typical of those currently operating in Minnesota, as SSD's are managed through contracts with local government. Unlike SSD's, the establishment of a BID is heavily dependent upon leadership from the business community, in exchange for greater autonomy in operations. In the BID model, management oversight is provided by a nonprofit board of directors chosen by participants, according to state statute. In a sense, a BID is a grassroots choice by a pool of businesses to spend additional revenues to create a competitive advantage that entices patronage and develops sustainable economics within the district and the sub-region.

Long Term Strategies (7-10 Years) Continued

List of Potential Services Provided in Business Improvement Districts	
Level of Investment	Service
Low	Architectural Review Board
	Business & Property Owner Assistance
	Image Campaign (branding)
	Special Events Programming
	Holiday Lights Festival
	Graffiti Removal
	Clean Sweep/Trash Collection
	Street and Alley Cleaning
	Landscape Crew
	Parking Signage
Medium	Planting/Greening
	Facade Improvement Grants
	Public Service Ambassadors
	Marketing and Promotion
	Attract Potential Development
High	Master Planning
	Public Area Maintenance (street trees)
	Custom/Supplemental Lighting
	Improved Security/Police Protection
	Comprehensive Parking Management
	Snow Removal

Feasibility of a BID

The main reason for implementing a BID in downtown North St. Paul would be to enhance and maintain the revitalization efforts that have taken place under the implementation of the short term strategies. To be sure that a BID is feasible, a simple evaluation of the downtown area and the business climate be undertaken. The key characteristics to look for in completing this evaluation that would provide evidence for the feasibility of a BID are:

- Majority of the uses in the potential BID are commercial properties
- Low vacancy rates
- Stable real estate values
- Common visions and goals from property/business owners in the potential BID
- High levels of support and engagement from local stakeholders

If the business climate in downtown North St. Paul at the time of evaluation meets these characteristics, a BID could be successful in supporting revitalization efforts. All signs point towards the successful revitalization of downtown North St. Paul. One example is the interest that has been shown in redevelopment of some of the vacant parcels in the diversified district. If implementation of short and medium-term strategies is successful, the environment could be right for a successful Business Improvement District.

Case Study: Mount Airy BID

The Mount Airy BID was established in 2007 in Northwest Philadelphia, Pennsylvania. It is a smaller BID, encompassing 201 properties within the BID boundary, and it follows a corridor through a neighborhood commercial district. The total assessment for the Mount Airy BID is \$125,000 annually.

The mission of the Mount Airy BID is to “clean, beautify and improve the Germantown Avenue commercial district in Mt. Airy so area businesses and institutions are more successful” (2014). According to the Mount Airy BID Objectives, the BID uses property owners’ assessments to maintain a clean commercial corridor, promote and support the corridor, and beautify and green the commercial corridor. The BID has provided funding for cleaning services, planters, hanging flower baskets, banners, and rain barrel systems to support the corridor’s landscaping. One example of a recent success of the BID was the creation of a small pocket park. The Chair of the Mount Airy BID, Ken Weinstein, explained the rationale behind the creation of the pocket park, noting that “business districts are stronger when they have gathering spots for people to come together” (2014).

The Mount Airy BID is a prime example of how property owners in a small commercial corridor can join together to enhance the overall quality of the business environment. Some of their goals and objectives are similar to those that could be established for the future Downtown North St. Paul BID.



Business fronts along Germantown Avenue within the Mount Airy BID.



Hanging flower baskets funded through the Mount Airy BID contribute to the beautification of the area.

Long Term Strategies (7-10 Years) Continued

2) Form a BID Steering Committee

A Steering Committee will be crucial to the success of a BID in downtown North St. Paul, and Steering Committee members should be persons with a stake in the success of the BID. The Steering Committee will serve as the body that oversees the organization and operation of the BID. The Steering Committee members will have to possess detailed knowledge of the needs and desires of the businesses and property owners in the area within the BID. For this reason, property owners, business owners, representatives of any nonprofits and nearby residents are all likely participants as Steering Committee members. Also, the City should have representation on the Steering Committee, as their involvement and participation throughout the entire BID process will be required.

There are some guidelines to follow when assembling the Steering Committee. A majority of the Steering Committee members should be property owners or business owners that operate in the potential BID. These people will be the ones contributing to the BID funds, so they should have a say in the organization of the BID and the allocation of funds. It is important that the Steering Committee is made up of a broad range of stakeholders. A specific focus should be placed on ensuring that all interests are represented on the Steering Committee. However, it should be noted that some potential BID members will be contributing more funds than others, depending on how the BID assessments are drawn (See Long Term Strategy 5). The individuals that will be contributing significantly to the BID should have representation on the Steering Committee.

Lead: City & Business Community

Level of Investment: Low

3) Establishing a Vision for Downtown North St. Paul

One of the key tasks that will be asked of the BID Steering Committee will be to develop and agree on a unified vision for North St. Paul's downtown. The vision should outline the goals and objectives for North St. Paul's downtown, and should incorporate a clear definition of what the stakeholders want the area to look and feel like in the future. The vision development process should include considerable engagement efforts to ensure that all stakeholders with an interest in downtown North St. Paul have an opportunity to contribute. The vision that is developed by the Steering Committee will serve as a guide for the operations of the BID and for the allocation or investment of any future BID funds.

An example vision has been developed by our group (See Vision on Page 16). This vision was created based on stakeholder interviews and feedback. However, to ensure that this vision truly meets the needs of the property owners and business owners in North St. Paul, it should be discussed and refined. Once a unified vision is agreed upon by Steering Committee members and stakeholders, the vision can be adopted as a guide for the future BID.

Lead: Business Community

Level of Investment: Medium

Long Term Strategies (7-10 Years) Continued

Through stakeholder interviews with community members and the business community, we have determined the greatest needs for downtown North St. Paul and developed a list of services that could be provided by a Downtown North St. Paul BID.

- Promotions
- Advertising
- Website Outreach
- Landscaping/Beautification
- Wayfinding
- Holiday Lighting
- Events

4) Determine BID Boundary

BIDs operate most effectively and efficiently in defined areas, as opposed to a city-wide approach. Downtown North St. Paul will serve as the focus area for the future BID, but the exact boundaries of the BID can be flexible and adjusted based on the vision, needs, and desires of the Steering Committee and local stakeholders. The initial boundary for the BID should align with the study area of the Redevelopment Master Plan that was recently completed by the City. An example of this BID boundary can be seen below.



Figure 1: Potential Business Improvement District (BID) boundary in downtown North St. Paul.

- Potential BID Boundary
- Parcel Lines

Potential Business Improvement District (BID) boundary in downtown North St. Paul.

As stated above, the exact boundary for the Downtown North St. Paul BID is flexible and can be adjusted. One example of an adjustment to this larger BID could be to focus only on properties that front 7th Avenue and Margaret Street. This is similar to a recommendation in the Redevelopment Master Plan to compress retail and commercial uses in the downtown near the intersection of 7th Avenue and Margaret Street.

Lead: Business Community

Level of Investment: Low

Long Term Strategies (7-10 Years) Continued

5) Determine Method and Level of Assessment

There are a few methods that can be used to apply BID assessments. These include:

- Standard assessments based on Estimated Market Value (EMV) of property

This is the most basic method for determining BID assessments. An assessment of a defined percentage is applied to each property within the BID based on Estimated Market Value (EMV) determined by County tax records. This assessment can range from 0.25% to 1%, depending on the abilities and desire of property owners to contribute. A BID budget can then be created and will depend directly on the total amount of the combined BID assessments.

- Pro-rated assessment to each property based on EMV and defined BID budget

This type of assessment is more fairly distributed throughout the property owners within a BID. A budget for a BID is first established, based on the types of services that are desired by stakeholders. Once the budget is created, BID assessments are defined for each individual property using the “fixed-budget method”.

Example:

Property Owner A has a property with an Estimated Market Value (EMV) of \$100,000.

The combined EMV for all properties within the BID is \$10,000,000.

The BID budget is created at \$200,000.

Property Owner A's Proportion of the Total EMV: $\$100,000 / \$10,000,000 = 1\%$

Property Owner's Proportion X BID Budget: $1\% * \$200,000 = \2000

Property Owner A's BID Assessment: \$2000 / year

- Assessments based on linear feet of property fronting designated streets

This type of assessment is determined using the fixed-budget method again, except the amount of linear feet of property fronting designated streets within the BID is used instead of EMV.

Lead: Business Community

Level of Investment: High

Summary of Short, Medium, and Long-Term Strategies

Time Frame	Strategy	Lead	Level of Investment
Short-Term	Actively develop formal and informal relationships between city government and the business community	City & Business Community	Low
Short-Term	Gather data related to downtown visitors, shoppers and passersby	City	Medium
Short-Term	Initiate a comprehensive and fresh marketing strategy	City	Medium
Short-Term	Educate businesses about the façade improvement program	City & Business Community	Low
Short-Term	Aggressively pursue redevelopment at key sites	City	Low/Medium
Short-Term	Work to speed up priority city infrastructure projects focusing on downtown	City	High
Medium-Term	Leverage the established marketing strategy to expand and ‘institutionalize’ additional community events	City & Business Community	Low/Medium
Medium-Term	Continue work to speed up priority city infrastructure	City	High
Medium-Term	Plan and build a public gathering space/plaza near	City	High
Medium-Term	Diligently maintain the downtown area, especially new city infrastructure investments	City & Business Community	Medium
Long-Term	Re-evaluate the feasibility of a Business Improvement District (BID)	City	Low
Long-Term	Form a BID Steering Committee	City & Business Community	Low
Long-Term	Establishing a Vision for Downtown North St. Paul	Business Community	Medium
Long-Term	Determine BID Boundary	Business Community	Low
Long-Term	Determine Method and Level of Assessment	Business Community	High

Example BID Assessment for Downtown North St. Paul

We have created an example of how BID assessments could be determined for downtown North St. Paul. BID assessments were created using both the standard assessment and the pro-rated assessment with Estimated Market Values. Two potential BID boundaries were created and used in this analysis:

Larger BID: Bounded by Hwy 36 on the north, 7th Avenue on the south, 2nd Street on the west, and Century Avenue on the east

Smaller BID: Same major boundaries as Larger BID, but only using properties fronting 7th Avenue and Margaret Street.

A sample budget was required to use the fixed-budget method to determine BID assessments. Based on the potential services for a Downtown North St. Paul BID, the following sample budget was created:

Services	
Promotions/Advertising	\$25,000
Holiday Lighting	\$15,000
Landscaping/ Beautification	\$50,000
Maintenance	\$30,000
Events	\$50,000
Communications	\$5,000
General/Administrative	
Staff Salary/Benefits	\$75,000
Professional Fees	\$3,000
Program Management	\$8,000
Program Administration	\$8,000
TOTAL BUDGET	\$269,000

The specific BID assessments for each property within the two potential BID boundaries are included on page A-7 in the Appendix. These BID assessments begin to show the level of investment that would be required from business and property owners in Downtown North St. Paul. In ten years when a Business Improvement District may be more feasible, these projected BID assessments can be used to begin to generate interest and build knowledge among the future participants within the BID. The analysis used to generate this example should be repeated once a Steering Committee has been formed, a unified vision has been established, and the preferred set of services has been agreed upon. The analysis completed here serves as an example, but running the analysis once these key decisions have been made will provide an accurate measure of the true BID assessments at the time of BID creation.

Conclusion

The vision for Downtown North St. Paul has been described in a similar fashion through multiple processes in recent years. The Redevelopment Master Plan completed by the City in 2012 laid the groundwork for a vision for the downtown area. This project reaffirmed many of the ideas outlined in the Redevelopment Master Plan. What is obvious is that the residents, business owners and city officials in North St. Paul crave a revitalized main street that bustles with travelers, shoppers, and families, and reclaims the city's place as a uniquely historic regional destination.

Downtown North St. Paul sits at a crossroads today. The vision described above is attainable, but the time has come for a serious push to get the Downtown North St. Paul revitalization efforts moving forward. The City of North St. Paul and the existing business owners are going to be faced with major obstacles and a variety of tough decisions and that will shape the future of the downtown area and the city as a whole. Both parties have a shared interest in the success of the downtown, but there will need to be collaboration to reach the level of change that is desired for the area. The Action Plan laid out in this report will assist in this collaboration, providing a framework that can be followed by not only the City of North St. Paul, but also the existing business community.

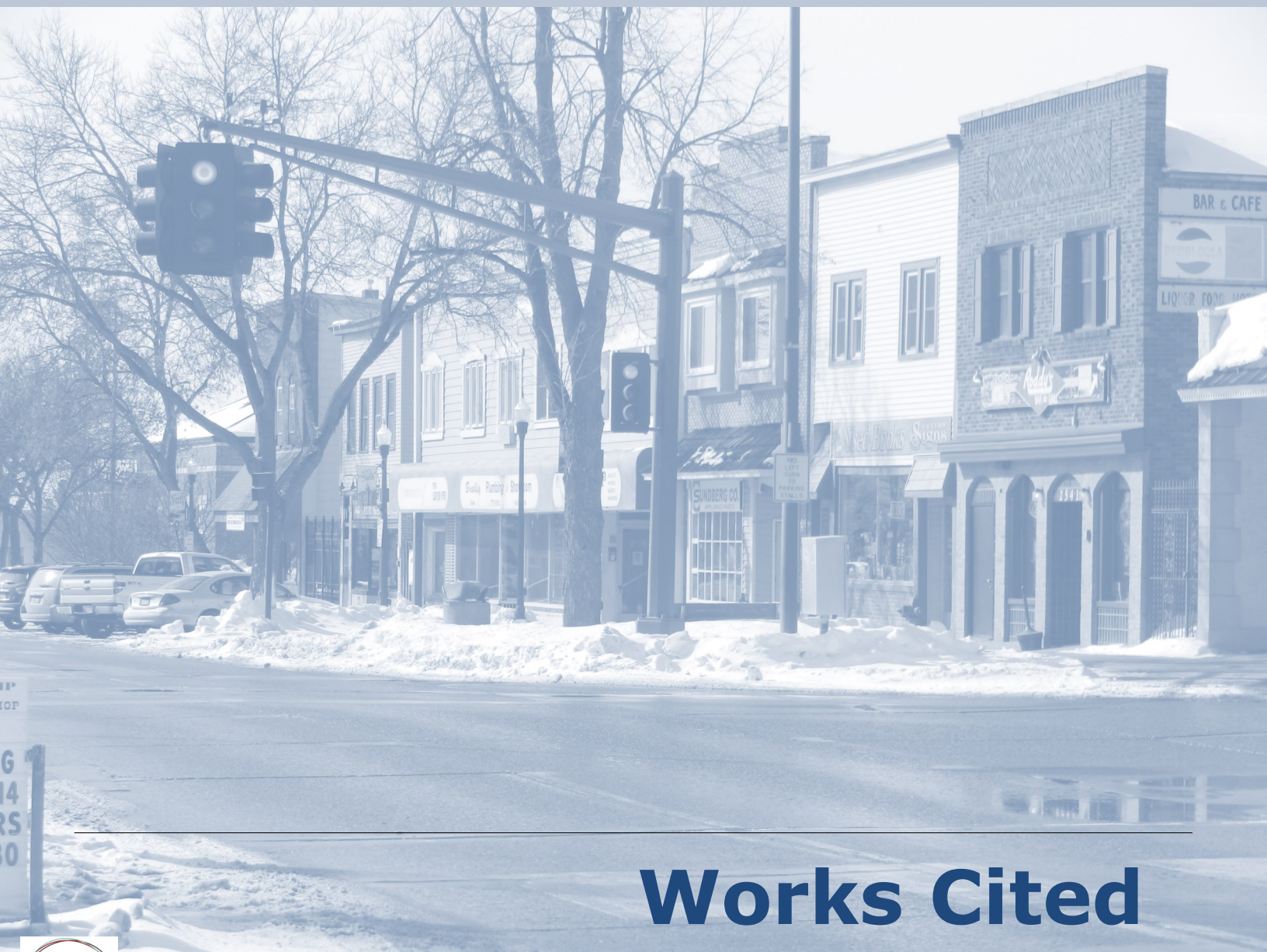
With the common interests that exist between the City and the business community, as well as the historical assets that exist in the downtown area, there is great potential for revitalization efforts to be successful. The City of North St. Paul can take the lead and spur the revitalization that will enable the downtown area to reach the sustainable and successful business district that has been envisioned. By following the short, medium, and long-term strategies laid out in the Action Plan, the City will have the opportunity to build upon the existing assets of Downtown North St. Paul and guide the area towards a successful future.



Recent redevelopment in Downtown North St. Paul provides evidence that an opportunity exists.



Long-term, Downtown North St. Paul has the potential to transform into a vibrant, lively commercial corridor.



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Maps/Data

Map data provided by Google Maps and ESRI ArcGIS Online

GIS maps on page 3, 8 and 32

Financial data provided by Ramsey County

Page A-6

Mapped by Chuck Darnell, Spring 2014

GIS maps on Page 8 and 32

Photos

Chuck Darnell, taken Winter/Spring 2014

Pages iv, 1, 5, 16, 17, 19, 23, 24(2), 37, A-1

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Works Cited Continued

Photos

Miscellaneous Continued

Page 18: Southwest Corridor Investment Framework. Completed by Hoisington Kogler Group, Inc.

Page 21: Google Maps Street View

Page 23: Think Hopkins Logo, City of Hopkins

Page 27: Southwest Corridor Investment Framework. Completed by Hoisington Kogler Group, Inc.

Page 28: Starting a Business Improvement District in Philadelphia, City of Philadelphia Department of Commerce and the Center for Public Policy, Drexel University, June 2012

Page 30: Mount Airy Business Improvement District, <http://mtairybid.com>

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Appendix

North St. Paul Business Improvement District Feasibility Study

Business Interview Guide

Interviewer	
Date	
Company Name	
Address	
Contact & Title	
Phone & Email	

Purpose:

To effectively and uniformly engage a wide spectrum of business stakeholders (and their responses) regarding a potential Business Improvement District in North St. Paul, in support of a capstone project for the Humphrey School of Public Affairs at the University of Minnesota, in cooperation with the Resilient Communities Project.

Notice to Interviewees:

All information provided by this survey will remain strictly confidential. No statements or other information will be linked directly to individual respondents in any publication without the express permission of the respondent (i.e. the respondent would be contacted after the survey for permission to attribute any data or quotations). Demographic, organizational, and other individual information collected from survey respondents will be released only to members of the project team and staff acting on their behalf in the course of project-related activities only, including for record-keeping and follow-up purposes. Demographic, organizational, or data related to respondents will be reported only in aggregate formats with other survey responses.

Business Interview Guide

1. What is your business?
2. How long have you been operating this business in North St. Paul?
3. How many employees do you have?
4. Are you the property owner? If not, could you provide us with their contact information?
5. What is the future outlook for the business? Do you have any intentions of renovating, moving, expanding, etc.?
6. Why are you located in North St. Paul?
7. The city completed their Redevelopment Master Plan in 201 and identified some goals for downtown North St. Paul. What is *your* vision for the downtown? What would you like to see take place?
8. More specifically, does your business have any current or anticipated needs in regard to the location and infrastructure of the downtown?
9. Examples of these needs could be cleanliness, snow removal, signage, marketing, events, or others?
10. Do you currently partner with any other businesses to provide services for the property?
11. Do you participate in the business association?
12. What would it take to improve the business climate of North St. Paul?
13. This is a question we have to ask for our project: A Business Improvement District (BID) is one tool to address these needs that involves a small special assessment that collects funds to provide services on a district-wide basis. Is that something you would be open to considering for downtown North St. Paul?

Additional questions will be asked as they arise and time allows.

Thank you for your participation



Strategy Summary Table

Time Frame	Strategy	Lead	Level of Investment
Short-Term	Actively develop formal and informal relationships between city government and the business community	City & Business Community	Low
Short-Term	Gather data related to downtown visitors, shoppers and passersby	City	Medium
Short-Term	Initiate a comprehensive and fresh marketing strategy	City	Medium
Short-Term	Educate businesses about the façade improvement program	City & Business Community	Low
Short-Term	Aggressively pursue redevelopment at key sites	City	Low/Medium
Short-Term	Work to speed up priority city infrastructure projects focusing on downtown	City	High
Medium-Term	Leverage the established marketing strategy to expand and ‘institutionalize’ additional community events	City & Business Community	Low/Medium
Medium-Term	Continue work to speed up priority city infrastructure projects focusing on downtown	City	High
Medium-Term	Plan and build a public gathering space/plaza near the heart of downtown	City	High
Medium-Term	Diligently maintain the downtown area, especially new city infrastructure investments	City & Business Community	Medium
Long-Term	Re-evaluate the feasibility of a Business Improvement District (BID)	City	Low
Long-Term	Form a BID Steering Committee	City & Business Community	Low
Long-Term	Establishing a Vision for Downtown North St. Paul	Business Community	Medium
Long-Term	Determine BID Boundary	Business Community	Low
Long-Term	Determine Method and Level of Assessment	Business Community	High

BID Industry Experts: Contact Information

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Potential BID Assessments for Downtown North St Paul BID

All Properties Bounded by Hwy 36 (North), 7th Avenue (South), 2nd Street (West), and Century Avenue (East)

PIN	Building #	Street Name	City	Acres	Land Use Description	EMV Total	Year Built	Level of Assessment (% of Property Total EMV)				Level of Assessment (Pro-rated)	
								0.25%	0.50%	0.75%	1%	% of BID Area Total EMV	Assessment
123-122922310032	2497 7th	Ave	E NORTH ST. PAUL	0.54	Office Building 1-2 Stories	\$1,400,000	1958	\$3,500	\$7,000	\$10,500	\$14,000	1.75%	\$4,723
123-122922310033	0 7th	Ave	E NORTH ST. PAUL	0.56	Commercial Vacant Land	\$240,000	0	\$600	\$1,200	\$1,800	\$2,400	0.30%	\$810
123-122922310020	2365 Helen	St	N NORTH ST. PAUL	0.24	Single Family Dwelling, Platted Lot	\$172,300	1923	\$431	\$862	\$1,292	\$1,723	0.22%	\$581
123-122922310021	2361 Helen	St	N NORTH ST. PAUL	0.14	Residential, Vacant Land, Lot	\$64,700	0	\$162	\$324	\$485	\$647	0.08%	\$218
123-122922310022	2355 Helen	St	N NORTH ST. PAUL	0.12	Residential, Vacant Land, Lot	\$154,000	0	\$154	\$308	\$461	\$615	0.08%	\$207
123-122922310023	2349 Helen	St	N NORTH ST. PAUL	0.26	Residential, Vacant Land, Lot	\$93,800	0	\$235	\$469	\$704	\$938	0.12%	\$316
123-122922110030	2727 13th	Ave	E NORTH ST. PAUL	0.82	Commercial Warehouses	\$752,500	1981	\$1,881	\$3,763	\$5,644	\$7,525	0.94%	\$2,539
123-122922140001	2710 13th	Ave	E NORTH ST. PAUL	1.01	Exempt Property Owned By Bd Of Educ.	\$431,400	1960	\$1,079	\$2,157	\$3,236	\$4,314	0.54%	\$1,455
123-122922310026	0 Unassigned		NORTH ST. PAUL	2.48	Vacant Land	\$110,600	0	\$277	\$553	\$830	\$1,106	0.14%	\$373
123-122922310024	2327 Helen	St	N NORTH ST. PAUL	0.62	Exempt Property Owned By Municipals	\$74,400	1955	\$186	\$372	\$558	\$744	0.09%	\$251
123-122922310053	2369 Helen	St	N NORTH ST. PAUL	0.46	Industrial, Vacant Land	\$137,200	0	\$343	\$686	\$1,029	\$1,372	0.17%	\$463
123-122922310054	0 Unassigned		NORTH ST. PAUL	1.4	Vacant Land	\$56,400	0	\$141	\$282	\$423	\$564	0.07%	\$190
123-122922420034	2564 7th	Ave	E NORTH ST. PAUL	0.07	Small (under 10,000sf) Detach Retail	\$150,000	1953	\$375	\$750	\$1,125	\$1,500	0.19%	\$506
123-122922420033	0 7th	Ave	E NORTH ST. PAUL	0.04	Commercial Vacant Land	\$15,600	0	\$39	\$78	\$117	\$156	0.02%	\$53
123-122922420035	2566 7th	Ave	E NORTH ST. PAUL	0.07	Small (under 10,000sf) Detach Retail	\$137,500	1951	\$344	\$688	\$1,031	\$1,375	0.17%	\$464
123-122922340244	2489 7th	Ave	E NORTH ST. PAUL	0.72	Convenience Store	\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-122922340243	2438 Margaret	St	N NORTH ST. PAUL	0.57	Convenience Store	\$799,300	1986	\$1,998	\$3,997	\$5,995	\$7,993	1.00%	\$2,697
123-122922340243	0 7th	Ave	E NORTH ST. PAUL	0.07		\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-122922340241	2480 7th	Ave	E NORTH ST. PAUL	0.4	Manufacturing & Assembly Light	\$172,500	2010	\$431	\$863	\$1,294	\$1,725	0.22%	\$582
123-122922130041	0 Charles	St	N NORTH ST. PAUL	0.31	Commercial Vacant Land	\$83,400	0	\$209	\$417	\$626	\$834	0.10%	\$281
123-122922130040	0 Charles	St	N NORTH ST. PAUL	0.18	Commercial Vacant Land	\$45,000	0	\$113	\$225	\$338	\$450	0.06%	\$152
123-122922140064	0 Charles	St	N NORTH ST. PAUL	0.38	Industrial, Vacant Land	\$94,800	0	\$237	\$474	\$711	\$948	0.12%	\$320
123-122922340077	2198 2nd	St	N NORTH ST. PAUL	0.2	Two Family Dwelling, Platted Lot	\$151,300	1912	\$378	\$757	\$1,135	\$1,513	0.19%	\$510
123-122922340080	2434 7th	Ave	E NORTH ST. PAUL	0.26	Single Family Dwelling, Platted Lot	\$207,300	1915	\$518	\$1,037	\$1,555	\$2,073	0.28%	\$699
123-122922310049	2487 7th	Ave	E NORTH ST. PAUL	0.13	Other Retail Structures	\$320,300	1949	\$801	\$1,602	\$2,402	\$3,203	0.40%	\$1,081
123-122922130039	0 Charles	St	N NORTH ST. PAUL	0.3	Commercial Vacant Land	\$77,700	0	\$194	\$389	\$583	\$777	0.10%	\$262
123-122922310041	2498 7th	Ave	E NORTH ST. PAUL	0.19		\$145,500	0	\$364	\$728	\$1,091	\$1,455	0.18%	\$491
123-122922140047	2440 Charles	St	N NORTH ST. PAUL	1.9	Manufacturing & Assembly Light	\$1,062,400	1947	\$2,656	\$5,312	\$7,968	\$10,624	1.33%	\$3,584
123-122922140065	2649 7th	Ave	E NORTH ST. PAUL	0.25	Drive-In Rest/Food Service Facility	\$349,700	1983	\$874	\$1,749	\$2,623	\$3,497	0.44%	\$1,180
123-122922140048	2621 7th	Ave	E NORTH ST. PAUL	0.33	Small (under 10,000sf) Detach Retail	\$165,400	1965	\$414	\$827	\$1,241	\$1,654	0.21%	\$558
123-122922110084	2700		E NORTH ST. PAUL	1.24	Commercial Warehouses	\$701,200	1968	\$1,753	\$3,506	\$5,259	\$7,012	0.88%	\$2,366
123-122922110085	0 13th	Ave	E NORTH ST. PAUL	0.19	Commercial Vacant Land	\$48,000	0	\$120	\$240	\$360	\$480	0.06%	\$168
123-122922340012	2466 7th	Ave	E NORTH ST. PAUL	0.33	Small (under 10,000sf) Detach Retail	\$322,500	1965	\$806	\$1,613	\$2,419	\$3,225	0.40%	\$1,088
123-122922340081	2442 7th	Ave	E NORTH ST. PAUL	0.21	Two Family Dwelling, Platted Lot	\$193,900	1887	\$485	\$970	\$1,454	\$1,939	0.24%	\$654
123-122922420108	2543 7th	Ave	E NORTH ST. PAUL	0.15	Small (under 10,000sf) Detach Retail	\$453,300	1949	\$1,133	\$2,267	\$3,400	\$4,533	0.57%	\$1,529
123-122922420107	2541 7th	Ave	E NORTH ST. PAUL	0.08	Restaurant, Cafeteria, And/or Bar	\$134,300	1886	\$786	\$1,572	\$2,357	\$3,143	0.39%	\$1,060
123-122922420122	2342 Helen	St	N NORTH ST. PAUL	2.28	Flex Industrial Center	\$2,362,500	1985	\$5,906	\$11,813	\$17,719	\$23,625	2.96%	\$7,970
123-122922420100	2529 7th	Ave	E NORTH ST. PAUL	0.06	Other Retail Structures	\$199,400	1888	\$499	\$997	\$1,496	\$1,994	0.25%	\$673
123-122922420099	2523 7th	Ave	E NORTH ST. PAUL	0.54	Exempt Property Owned By Usa	\$659,800	1938	\$1,650	\$3,299	\$4,949	\$6,598	0.83%	\$2,226
123-122922340082	2446 7th	Ave	E NORTH ST. PAUL	0.2	Double Dwelling	\$288,900	1980	\$722	\$1,445	\$2,167	\$2,889	0.36%	\$975
123-122922110083	2535 Division	St	N NORTH ST. PAUL	1.18	Drive-In Rest/Food Service Facility	\$992,500	1987	\$2,231	\$4,463	\$6,694	\$8,925	1.12%	\$3,011
123-122922110082	2545 Division	St	N NORTH ST. PAUL	0.63	Convenience Store	\$509,300	1987	\$1,273	\$2,547	\$3,820	\$5,093	0.64%	\$1,718
123-122922340011	2472 7th	Ave	E NORTH ST. PAUL	0.27	Commercial Warehouses	\$425,000	1978	\$1,063	\$2,125	\$3,188	\$4,250	0.53%	\$1,434
123-122922140002	2509 Division	St	N NORTH ST. PAUL	0.56	Commercial Vacant Land	\$144,300	0	\$361	\$722	\$1,082	\$1,443	0.18%	\$487
123-122922140003	2501 Division	St	N NORTH ST. PAUL	0.41	Automotive Service Station	\$988,700	0	\$2,222	\$4,444	\$6,665	\$8,887	1.11%	\$2,998
123-122922140004	2723 12th	Ave	E NORTH ST. PAUL	0.23	Single Family Dwelling, Platted Lot	\$162,100	1956	\$405	\$811	\$1,216	\$1,621	0.20%	\$547
123-122922140005	2719 12th	Ave	E NORTH ST. PAUL	0.23	Single Family Dwelling, Platted Lot	\$143,900	1939	\$360	\$720	\$1,079	\$1,439	0.18%	\$485
123-122922140012	2698 12th	Ave	E NORTH ST. PAUL	0.35	Single Family Dwelling, Platted Lot	\$166,800	1950	\$417	\$834	\$1,251	\$1,668	0.21%	\$563
123-122922140011	2688 12th	Ave	E NORTH ST. PAUL	0.23	Single Family Dwelling, Platted Lot	\$137,300	1952	\$343	\$687	\$1,030	\$1,373	0.17%	\$463
123-122922140059	2501 Henry	St	N NORTH ST. PAUL	2.46	Exempt Property Owned By Bd Of Educ.	\$362,700	1988	\$907	\$1,814	\$2,720	\$3,627	0.45%	\$1,224
123-122922140058	0 Henry	St	N NORTH ST. PAUL	0.55	Commercial Vacant Land	\$120,900	0	\$302	\$605	\$907	\$1,209	0.15%	\$408
123-122922310040	2298 2nd	St	N NORTH ST. PAUL	2.47	Manufacturing & Assembly Light	\$1,450,000	1887	\$3,625	\$7,250	\$10,875	\$14,500	1.82%	\$4,892
123-122922420120	2503 7th	Ave	E NORTH ST. PAUL	0.11	Other Retail Structures	\$319,900	1936	\$800	\$1,600	\$2,399	\$3,199	0.40%	\$1,079
123-122922310031	0 Helen	St	N NORTH ST. PAUL	0.11	Vacant Land	\$11,100	0	\$28	\$56	\$83	\$111	0.01%	\$37
123-122922130044	0 Charles	St	N NORTH ST. PAUL	0.1	Vacant Land	\$30,000	0	\$75	\$150	\$225	\$300	0.04%	\$101
123-122922420111	2381 Margaret	St	N NORTH ST. PAUL	0.24	Vacant Land	\$11,000	0	\$28	\$55	\$83	\$110	0.01%	\$37
123-122922140006	0 12th	Ave	E NORTH ST. PAUL	0.12	Residential, Vacant Land, Lot	\$61,600	0	\$154	\$308	\$462	\$616	0.08%	\$208
123-122922140010	2687 12th	Ave	E NORTH ST. PAUL	0.23	Single Family Dwelling, Platted Lot	\$212,000	1988	\$530	\$1,060	\$1,590	\$2,120	0.27%	\$715
123-122922130045	0 Charles	St	N NORTH ST. PAUL	0.24	Vacant Land	\$83,400	0	\$209	\$417	\$626	\$834	0.10%	\$281

Potential BID Assessments for Downtown North St Paul BID

All Properties bounded by Hwy 36 (North), 7th Avenue (South), 2nd Street (West), and Century Avenue (East)

123-1229221-30050	2418 Margaret St	N	NORTH ST. PAUL	0.15 Small (under 10,000sf) Detach Retail	\$403,500	1966	\$1,009	\$2,018	\$3,026	\$4,035	0.51%	\$1,361
123-1229221-30055	2419 Margaret St	N	NORTH ST. PAUL	0.18 Office Building 1-2 Stories	\$450,000	1969	\$1,125	\$2,250	\$3,375	\$4,500	0.56%	\$1,518
123-1229221-30046	0 Seppala Blvd	N	NORTH ST. PAUL	0.01 Vacant Land	\$1,000	0	\$3	\$5	\$8	\$10	0.00%	\$3
123-1229221-40117	0 Margaret	N	NORTH ST. PAUL	0.05 Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.02%	\$56
123-1229221-402097	2515 7th Ave	E	NORTH ST. PAUL	0.21 Manufacturing & Assembly Light	\$372,300	1950	\$931	\$1,862	\$2,792	\$3,723	0.47%	\$1,256
123-1229221-40117	2483 7th Ave	E	NORTH ST. PAUL	0.2 Lodge Halls And Amusement Parks	\$990,500	1949	\$2,476	\$4,953	\$7,429	\$9,905	1.24%	\$3,342
123-1229221-400002	2475 7th Ave	E	NORTH ST. PAUL	0.27 Vacant Land	\$307,700	0	\$769	\$1,539	\$2,308	\$3,077	0.39%	\$1,038
123-1229221-400085	2227 1st St	N	NORTH ST. PAUL	0.15 Two Family Dwelling, Platted Lot	\$219,400	1990	\$549	\$1,097	\$1,646	\$2,194	0.28%	\$740
123-1229221-400079	2426 7th Ave	E	NORTH ST. PAUL	0.27 Single Family Dwelling, Platted Lot	\$172,800	1959	\$432	\$864	\$1,296	\$1,728	0.22%	\$583
123-1229221-400078	2414 7th Ave	E	NORTH ST. PAUL	0.54 Single Family Dwelling, Platted Lot	\$149,700	1934	\$374	\$749	\$1,123	\$1,497	0.19%	\$505
123-1229221-400663	0 Charles St	N	NORTH ST. PAUL	0.38 Industrial, Vacant Land	\$142,200	0	\$356	\$711	\$1,067	\$1,422	0.18%	\$480
123-1229221-300775	2590 Centennial Dr	N	NORTH ST. PAUL	1.51 Commercial Warehouses	\$727,200	1960	\$1,818	\$3,636	\$5,454	\$7,272	0.91%	\$2,433
123-1229221-300556	2409 Margaret St	N	NORTH ST. PAUL	0.29 Automotive Service Station	\$550,200	1939	\$1,376	\$2,751	\$4,127	\$5,502	0.69%	\$1,856
123-1229221-4020115	123-1229221-4020115	N	NORTH ST. PAUL	0.06 Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.02%	\$56
123-1229221-4020114	2385 Margaret St	N	NORTH ST. PAUL	0.06 Comm Ld&Imp'r Own By Pub Ut Th Rail	\$26,400	1953	\$42	\$85	\$127	\$169	0.02%	\$57
123-1229221-4020112	2385 Margaret St	N	NORTH ST. PAUL	0.15 Vacant Land	\$16,400	0	\$66	\$132	\$198	\$264	0.03%	\$89
123-1229221-4020110	2377 Margaret St	N	NORTH ST. PAUL	0.12 Medical Clinics And Offices	\$150,000	1947	\$375	\$750	\$1,125	\$1,500	0.19%	\$506
123-1229221-4020109	2375 Margaret St	N	NORTH ST. PAUL	0.22 Vacant Land	\$20,400	0	\$51	\$102	\$153	\$204	0.03%	\$69
123-1229221-4020098	2517 7th Ave	E	NORTH ST. PAUL	0.2 Manufacturing & Assembly Light	\$566,100	1969	\$1,415	\$2,831	\$4,246	\$5,661	0.71%	\$1,910
123-1229221-4020102	2531 7th Ave	E	NORTH ST. PAUL	0.07 Other Retail Structures	\$350,000	1908	\$875	\$1,750	\$2,625	\$3,500	0.44%	\$1,181
123-1229221-4020101	0 7th Ave	E	NORTH ST. PAUL	0.07 Commercial Vacant Land	\$30,000	0	\$75	\$150	\$225	\$300	0.04%	\$101
123-1229221-400057	2440 Charles St	N	NORTH ST. PAUL	1.29 Commercial Warehouses	\$350,400	1979	\$876	\$1,752	\$2,628	\$3,504	0.44%	\$1,182
123-1229221-4020096	2509 7th Ave	E	NORTH ST. PAUL	0.2 Office Building 1-2 Stories	\$230,000	1948	\$575	\$1,150	\$1,725	\$2,300	0.29%	\$776
123-1229221-3010030	0 Seppala Blvd	N	NORTH ST. PAUL	0.39 Vacant Land	\$16,000	0	\$40	\$80	\$120	\$160	0.02%	\$54
123-1229221-4020113	2389 Margaret St	N	NORTH ST. PAUL	0.15 Medical Clinics And Offices	\$150,000	1949	\$375	\$750	\$1,125	\$1,500	0.19%	\$506
123-1229221-3010051	2485 Seppala Blvd	E	NORTH ST. PAUL	3.74	\$7,230,600	1977	\$18,077	\$36,153	\$54,230	\$72,306	9.07%	\$24,393
123-1229221-4020083	2454 7th Ave	E	NORTH ST. PAUL	0.13 Single Family Dwelling, Platted Lot	\$157,000	1918	\$393	\$785	\$1,178	\$1,570	0.20%	\$530
123-1229221-400009	2697 12th Ave	E	NORTH ST. PAUL	0.12 Single Family Dwelling, Platted Lot	\$105,000	1924	\$263	\$525	\$788	\$1,050	0.13%	\$354
123-1229221-400046	2607 7th Ave	E	NORTH ST. PAUL	0.39 Commercial Vacant Land	\$34,000	0	\$85	\$170	\$255	\$340	0.04%	\$115
123-1229221-400045	2605 7th Ave	E	NORTH ST. PAUL	0.21 Commercial Vacant Land	\$56,200	0	\$141	\$281	\$422	\$562	0.07%	\$190
123-1229221-400040	2597 7th Ave	E	NORTH ST. PAUL	0.17 Medical Clinics And Offices	\$190,000	1953	\$475	\$950	\$1,425	\$1,900	0.24%	\$641
123-1229221-4020116	0 Margaret St	N	NORTH ST. PAUL	0.07 Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.02%	\$56
123-1229221-400084	2456 7th Ave	E	NORTH ST. PAUL	0.19 Double Dwelling	\$248,300	1978	\$621	\$1,242	\$1,862	\$2,483	0.31%	\$838
123-1229221-400079	2701 12th Ave	E	NORTH ST. PAUL	0.24 Single Family Dwelling, Platted Lot	\$178,900	1895	\$447	\$895	\$1,342	\$1,789	0.22%	\$604
123-1229221-4020135	0 Seppala Blvd	N	NORTH ST. PAUL	0.8 Vacant Land	\$81,300	0	\$203	\$407	\$610	\$813	0.10%	\$274
123-1229221-4020136	0 Unassigned	N	NORTH ST. PAUL	0.01 Commercial Vacant Land	\$1,900	0	\$5	\$10	\$14	\$19	0.00%	\$6
123-1229221-4020012	2563 7th Ave	E	NORTH ST. PAUL	0.13 Small (under 10,000sf) Detach Retail	\$367,500	1960	\$919	\$1,838	\$2,756	\$3,675	0.46%	\$1,240
123-1229221-4020013	2565 7th Ave	E	NORTH ST. PAUL	0.06 Restaurant, Cafeteria, And/or Bar	\$318,400	1993	\$796	\$1,592	\$2,388	\$3,184	0.40%	\$1,074
123-1229221-4020128	2555 7th Ave	E	NORTH ST. PAUL	0.09 Office Building 1-2 Stories	\$400,000	1933	\$1,000	\$2,000	\$3,000	\$4,000	0.50%	\$1,349
123-1229221-4020011	2559 7th Ave	E	NORTH ST. PAUL	0.07 Small (under 10,000sf) Detach Retail	\$273,000	1959	\$683	\$1,365	\$2,048	\$2,730	0.34%	\$921
123-1229221-4020020	2585 7th Ave	E	NORTH ST. PAUL	0.13 Small (under 10,000sf) Detach Retail	\$335,700	1960	\$839	\$1,679	\$2,518	\$3,357	0.42%	\$1,133
123-1229221-4020021	2587 7th Ave	E	NORTH ST. PAUL	0.21 Small (under 10,000sf) Detach Retail	\$250,000	1956	\$625	\$1,250	\$1,875	\$2,500	0.31%	\$843
123-1229221-4020005	2549 7th Ave	E	NORTH ST. PAUL	0.03 Other Retail Structures	\$205,000	1908	\$513	\$1,025	\$1,538	\$2,050	0.26%	\$692
123-1229221-4020006	2551 7th Ave	E	NORTH ST. PAUL	0.07 Other Retail Structures	\$231,000	1936	\$578	\$1,155	\$1,733	\$2,310	0.29%	\$779
123-1229221-4020007	2553 7th Ave	E	NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$228,600	1933	\$572	\$1,143	\$1,715	\$2,286	0.29%	\$771
123-1229221-4020015	2569 7th Ave	E	NORTH ST. PAUL	0.13 Small (under 10,000sf) Detach Retail	\$345,000	1959	\$863	\$1,725	\$2,588	\$3,450	0.43%	\$1,164
123-1229221-4020019	2583 7th Ave	E	NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$213,000	1960	\$533	\$1,065	\$1,598	\$2,130	0.27%	\$719
123-1229221-4020010	2557 7th Ave	E	NORTH ST. PAUL	0.05 Office Building 1-2 Stories	\$105,000	1934	\$263	\$525	\$788	\$1,050	0.13%	\$354
123-1229221-4020018	2579 7th Ave	E	NORTH ST. PAUL	0.07 Small (under 10,000sf) Detach Retail	\$90,800	1912	\$227	\$454	\$681	\$908	0.11%	\$306
123-1229221-4020018	2579 7th Ave	E	NORTH ST. PAUL	0.32 Vacant Land	\$20,400	0	\$51	\$102	\$153	\$204	0.02%	\$70
123-1229221-3010055	2303 1st St	N	NORTH ST. PAUL	3.49 Exempt Property Owned By Municipals	\$310,400	2009	\$5,776	\$11,552	\$17,328	\$23,104	2.90%	\$7,754
123-1229221-401415	2258 Penn Pl	N	NORTH ST. PAUL	0.08 Townhome-outer	\$168,900	2001	\$422	\$845	\$1,267	\$1,689	0.21%	\$570
123-1229221-40151	2263 Penn Pl	N	NORTH ST. PAUL	0.07 Townhome-inner	\$217,300	2001	\$543	\$1,087	\$1,630	\$2,173	0.27%	\$733
123-1229221-40152	2265 Penn Pl	N	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.26%	\$700
123-1229221-40153	2255 Penn Pl	N	NORTH ST. PAUL	0.07 Townhome-inner	\$238,200	2001	\$596	\$1,191	\$1,787	\$2,382	0.30%	\$804
123-1229221-40154	2253 Penn Pl	N	NORTH ST. PAUL	0.06 Townhome-inner	\$189,200	2001	\$473	\$946	\$1,419	\$1,892	0.24%	\$638
123-1229221-40146	2260 Penn Pl	N	NORTH ST. PAUL	0.08 Townhome-outer	\$171,500	2001	\$429	\$858	\$1,286	\$1,715	0.22%	\$579
123-1229221-40150	2261 Penn Pl	N	NORTH ST. PAUL	0.07 Townhome-outer	\$209,500	2001	\$524	\$1,048	\$1,571	\$2,095	0.26%	\$707
123-1229221-40155	2251 Penn Pl	N	NORTH ST. PAUL	0.06 Townhome-inner	\$159,500	2001	\$499	\$998	\$1,496	\$1,995	0.25%	\$673
123-1229221-40157	0 Unassigned	N	NORTH ST. PAUL	0.99	\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-1229221-4020147	2538 Seppala Blvd	N	NORTH ST. PAUL	0.04 Welfare/charitable Facility	\$112,900	1986	\$282	\$565	\$847	\$1,129	0.14%	\$381

Example Downtown North St. Paul BID Assessment Data Continued

Potential BID Assessments for Downtown North St Paul BID All Properties bounded by Hwy 36 (North), 7th Avenue (South), 2nd Street (West), and Century Avenue (East)

123-122922340142	2252 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-inner	\$217,300	2001	\$543	\$1,087	\$1,630	\$2,173	0.27%	\$733
123-122922340143	2254 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-inner	\$217,300	2001	\$543	\$1,087	\$1,630	\$2,173	0.27%	\$733
123-122922340144	2256 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.26%	\$700
123-122922340149	2259 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.26%	\$700
123-122922340156	2249 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-outer	\$244,200	2001	\$611	\$1,221	\$1,832	\$2,442	0.31%	\$824
123-122922420106	2539 7th	Ave	E NORTH ST. PAUL	0.07 Other Retail Structures	\$236,000	1913	\$590	\$1,180	\$1,770	\$2,360	0.30%	\$796
123-122922420148	2537 7th	Ave	E NORTH ST. PAUL	0.02 Small (under 10,000sf) Detach Retail	\$207,100	1900	\$518	\$1,036	\$1,553	\$2,071	0.26%	\$699
123-122922420146	2593 7th	Ave	E NORTH ST. PAUL	0.07 Funeral Homes	\$734,100	1954	\$1,835	\$3,671	\$5,506	\$7,341	0.92%	\$2,477
123-122922210039	0 4th	Ave	NORTH ST. PAUL	0.97 Vacant Land	\$8,900	0	\$22	\$45	\$67	\$89	0.01%	\$30
123-122922340114	2266 2nd	St	N NORTH ST. PAUL	0.14 Commercial Vacant Land	\$35,900	0	\$90	\$180	\$269	\$359	0.09%	\$121
123-122922340139	0 2nd	St	N NORTH ST. PAUL	0.1 Commercial Vacant Land	\$26,100	0	\$65	\$131	\$196	\$261	0.03%	\$88
123-122922340138	2266 2nd	St	N NORTH ST. PAUL	0.38 Office Building 1-2 Stories	\$825,700	1953	\$2,064	\$4,129	\$6,193	\$8,257	1.04%	\$2,796
123-122922340161	2266 2nd	St	N NORTH ST. PAUL	0.23 Commercial Vacant Land	\$60,100	0	\$150	\$301	\$451	\$601	0.08%	\$203
123-122922340159	0 Unassigned	St	NORTH ST. PAUL	0.1 Residential, Vacant Land, Lot	\$64,000	0	\$160	\$320	\$480	\$640	0.08%	\$203
123-122922340160	0 Second	St	NORTH ST. PAUL	0.48 Commercial Vacant Land	\$101,900	0	\$255	\$510	\$764	\$1,019	0.13%	\$344
123-122922340141	2250 Penn	Pl	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.26%	\$700
123-122922420149	2573 7th	Ave	E NORTH ST. PAUL	0.13 Restaurant, Cafeteria, And/or Bar	\$423,200	1917	\$1,058	\$2,116	\$3,174	\$4,232	0.53%	\$1,428
123-122922420150	2533 7th	Ave	E NORTH ST. PAUL	0.2 Other Retail Structures	\$545,800	1923	\$1,365	\$2,729	\$4,094	\$5,458	0.68%	\$1,841
123-122922140082	2500 Charles	St	N NORTH ST. PAUL	1.74 Manufacturing & Assembly Light	\$1,460,700	1979	\$3,652	\$7,304	\$10,955	\$14,607	1.83%	\$4,928
123-122922420153	0 Margaret	St	N NORTH ST. PAUL	0.89 Vacant Land	\$74,100	0	\$185	\$371	\$556	\$741	0.09%	\$250
123-122922140084	2700 7th	Ave	E NORTH ST. PAUL	2.14 Full Service Banks	\$3,256,100	1968	\$8,140	\$16,281	\$24,421	\$32,561	4.08%	\$10,985
123-122922340239	2262 Penn	Pl	NORTH ST. PAUL	0.08 Townhome-outer	\$171,700	2001	\$429	\$859	\$1,288	\$1,717	0.22%	\$579
123-122922130082	2589 Sappala	Bld	NORTH ST. PAUL	0.77 Commercial Warehouses	\$280,000	2004	\$700	\$1,400	\$2,100	\$2,800	0.35%	\$945
123-122922340162	2231 Penn	Pl	NORTH ST. PAUL	2.67 Condo/co-op	\$168,100	2003	\$420	\$841	\$1,261	\$1,681	0.21%	\$567
123-122922340240	2264 Penn	Pl	NORTH ST. PAUL	0.09 Townhome-outer	\$171,500	2001	\$429	\$858	\$1,286	\$1,715	0.22%	\$579
123-122922130049	0 Margaret	St	N NORTH ST. PAUL	0.18 Commercial Vacant Land	\$49,500	0	\$124	\$248	\$371	\$495	0.06%	\$167
123-122922420151	2536 7th	Ave	E NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$90,000	1957	\$225	\$450	\$675	\$900	0.11%	\$304
123-122922420152	2534 7th	Ave	E NORTH ST. PAUL	0.09 Other Retail Structures	\$253,400	1889	\$634	\$1,267	\$1,901	\$2,534	0.32%	\$855
123-122922420084	2514 7th	Ave	E NORTH ST. PAUL	0.21 Other Retail Structures	\$665,000	1977	\$1,663	\$3,325	\$4,988	\$6,650	0.83%	\$2,243
123-122922420086	2518 7th	Ave	E NORTH ST. PAUL	0.14 Other Retail Structures	\$288,100	1917	\$720	\$1,441	\$2,161	\$2,881	0.36%	\$972
123-122922420145	2572 7th	Ave	E NORTH ST. PAUL	0.16 Other Retail Structures	\$495,400	1967	\$1,239	\$2,477	\$3,716	\$4,954	0.62%	\$1,671
123-122922420137	2576 7th	Ave	E NORTH ST. PAUL	0.39 Small (under 10,000sf) Detach Retail	\$621,800	1917	\$1,555	\$3,109	\$4,664	\$6,218	0.78%	\$2,098
123-122922420081	2500 7th	Ave	E NORTH ST. PAUL	0.24 Apartments 10-19 Rental Units	\$782,800	1959	\$1,957	\$3,914	\$5,871	\$7,828	0.98%	\$2,641
123-122922420082	2506 7th	Ave	E NORTH ST. PAUL	0.21 Double Dwelling	\$252,700	1887	\$632	\$1,264	\$1,895	\$2,527	0.32%	\$853
123-122922420083	2510 7th	Ave	E NORTH ST. PAUL	0.21 Other Retail Structures	\$762,500	1964	\$1,906	\$3,813	\$5,719	\$7,625	0.96%	\$2,572
123-122922140037	2610 7th	Ave	E NORTH ST. PAUL	0.24 Single Family Dwelling, Platted Lot	\$167,000	1920	\$418	\$835	\$1,253	\$1,670	0.21%	\$563
123-122922140038	2606 7th	Ave	E NORTH ST. PAUL	0.24 Single Family Dwelling, Platted Lot	\$165,800	1909	\$415	\$829	\$1,244	\$1,658	0.21%	\$559
123-122922420040	0 Margaret	St	N NORTH ST. PAUL	1.53 Vacant Land	\$100,200	0	\$251	\$501	\$752	\$1,002	0.13%	\$338
123-122922420130	2530 7th	Ave	E NORTH ST. PAUL	0.17 Commercial Vacant Land	\$152,800	0	\$382	\$764	\$1,146	\$1,528	0.19%	\$515
123-122922140073	0 Division	St	N NORTH ST. PAUL	0.29 Commercial Vacant Land	\$95,900	0	\$240	\$480	\$719	\$959	0.12%	\$324
123-122922420132	2546 7th	Ave	E NORTH ST. PAUL	0.11 Small (under 10,000sf) Detach Retail	\$177,300	1935	\$443	\$887	\$1,330	\$1,773	0.22%	\$598
123-122922140039	2604 7th	Ave	E NORTH ST. PAUL	0.21 Single Family Dwelling, Platted Lot	\$153,100	1909	\$383	\$766	\$1,148	\$1,531	0.19%	\$516
123-122922420130	2600 7th	Ave	E NORTH ST. PAUL	0.17 Single Family Dwelling, Platted Lot	\$145,200	1924	\$363	\$726	\$1,089	\$1,452	0.18%	\$490
123-122922420129	2588 7th	Ave	E NORTH ST. PAUL	0.17 Small (under 10,000sf) Detach Retail	\$81,900	1945	\$205	\$410	\$614	\$819	0.10%	\$276
123-122922420085	2516 7th	Ave	E NORTH ST. PAUL	0.07 Other Retail Structures	\$220,600	1949	\$552	\$1,103	\$1,655	\$2,206	0.28%	\$744
123-122922420087	2526 7th	Ave	E NORTH ST. PAUL	0.55 Vacant Land	\$192,000	0	\$480	\$960	\$1,440	\$1,920	0.24%	\$648
123-122922140072	2473 Division	St	N NORTH ST. PAUL	0.35 Convenience Store	\$298,300	1958	\$746	\$1,492	\$2,237	\$2,983	0.37%	\$1,006
123-122922420032	2556 7th	Ave	E NORTH ST. PAUL	0.28 Small (under 10,000sf) Detach Retail	\$703,400	1941	\$1,759	\$3,517	\$5,276	\$7,034	0.88%	\$2,373
123-122922420031	0 7th	Ave	E NORTH ST. PAUL	0.07 Commercial Vacant Land	\$18,000	0	\$45	\$90	\$135	\$180	0.02%	\$61
123-122922420030	2552 7th	Ave	E NORTH ST. PAUL	0.07 Restaurant, Cafeteria, And/or Bar	\$124,000	1887	\$310	\$620	\$930	\$1,240	0.16%	\$418
123-122922420029	2550 7th	Ave	E NORTH ST. PAUL	0.1 Small (under 10,000sf) Detach Retail	\$316,000	1946	\$790	\$1,580	\$2,370	\$3,160	0.40%	\$1,066
123-122922420133	2594 7th	Ave	E NORTH ST. PAUL	0.48 Commercial Vacant Land	\$205,500	0	\$514	\$1,028	\$1,541	\$2,055	0.26%	\$693
123-122922140069	2715 10th	Ave	E NORTH ST. PAUL	0.15 Single Family Dwelling, Platted Lot	\$200,100	1988	\$500	\$1,001	\$1,501	\$2,001	0.25%	\$675
123-122922420028	2548 7th	Ave	E NORTH ST. PAUL	0.11 Small (under 10,000sf) Detach Retail	\$347,700	1921	\$869	\$1,739	\$2,608	\$3,477	0.44%	\$1,173
123-122922420025	2544 7th	Ave	E NORTH ST. PAUL	0.17 Small (under 10,000sf) Detach Retail	\$282,600	1921	\$707	\$1,413	\$2,120	\$2,826	0.35%	\$953
123-122922420015	2350 Helen	St	N NORTH ST. PAUL	5.11 Research And Development Facility	\$7,800,000	1995	\$7,000	\$14,000	\$21,000	\$28,000	3.51%	\$9,446
123-122922420142	0 Charles	St	N NORTH ST. PAUL	0.27 Commercial Vacant Land	\$116,200	0	\$291	\$581	\$872	\$1,162	0.15%	\$392
123-122922420141	0 6th	Ave	E NORTH ST. PAUL	0.2 Commercial Vacant Land	\$51,200	0	\$128	\$256	\$384	\$512	0.06%	\$173
123-122922420144	2601 6th	Ave	E NORTH ST. PAUL	0.3 Flex Industrial Center	\$519,800	1958	\$1,300	\$2,599	\$3,899	\$5,198	0.65%	\$1,754
123-122922140078	2678 7th	Ave	E NORTH ST. PAUL	0.97 Lodge Halls And Amusement Parks	\$1,075,200	1958	\$2,688	\$5,376	\$8,064	\$10,752	1.35%	\$3,627
123-122922140077	2709 10th	Ave	E NORTH ST. PAUL	0.21 Single Family Dwelling, Platted Lot	\$202,000	1989	\$505	\$1,010	\$1,515	\$2,020	0.25%	\$681

Example Downtown North St. Paul BID Assessment Data Continued

Potential BID Assessments for Downtown North St Paul BID All Properties Bounded by Hwy 36 (North), 7th Avenue (South), 2nd Street (West), and Century Avenue (East)

123-1229221-40085	2660 7th	Ave	E	NORTH ST. PAUL	0.7 Exempt Office Buildings	\$412,800	1987	\$1,032	\$2,064	\$3,096	\$4,128	0.52%	\$1,393
123-1229221-30089	0 Margaret	St	N	NORTH ST. PAUL	0.09 Commercial Vacant Land	\$20,900	0	\$2	\$105	\$157	\$209	0.03%	\$71
123-1229221-30088	2423 Margaret	St	N	NORTH ST. PAUL	0.28 Office Building 1-2 Stories	\$753,000	1939	\$1,883	\$3,765	\$5,648	\$7,530	0.94%	\$2,540
123-1229224-20080	2290 Helen	St	N	NORTH ST. PAUL	0.16 Single Family Dwelling, Platted Lot	\$132,100	1931	\$330	\$661	\$991	\$1,321	0.17%	\$446
123-1229224-20139	2586 7th	Ave	E	NORTH ST. PAUL	0.81 Office Build 3 Or More Stories Elevat	\$4,473,200	2006	\$11,183	\$22,366	\$33,549	\$44,732	5.61%	\$15,091
123-1229221-40086	2620 7th	Ave	E	NORTH ST. PAUL	0.72 Welfare/Charitable Facility	\$1,294,500	1977	\$3,236	\$6,473	\$9,709	\$12,945	1.62%	\$4,367
123-1229221-40087	2631 7th	Ave	E	NORTH ST. PAUL	0.34 Automotive Service Station	\$400,000	1997	\$1,000	\$2,000	\$3,000	\$4,000	0.50%	\$1,349
123-1229224-20156	2400 Margaret	St	N	NORTH ST. PAUL	0.91 Exempt Property Owned By Municipals	\$130,600	2004	\$327	\$653	\$980	\$1,306	0.16%	\$441
123-1229222-10029	0 1st	St	N	NORTH ST. PAUL	0.09 Vacant Land	\$10,500	0	\$26	\$53	\$79	\$105	0.01%	\$35
123-1229221-30086	0 Centennial	Dr	N	NORTH ST. PAUL	0.18 Industrial, Vacant Land	\$45,100	0	\$113	\$226	\$338	\$451	0.06%	\$152
123-1229221-30077	2601 Centennial	Dr	N	NORTH ST. PAUL	0.7	\$3,780,000	2005	\$9,450	\$18,900	\$28,350	\$37,800	4.74%	\$12,752
123-1229221-30083	0 Charles	St	N	NORTH ST. PAUL	0.08 Commercial Vacant Land	\$23,500	0	\$59	\$118	\$176	\$235	0.03%	\$79
123-1229221-40088	2603 7th	Ave	E	NORTH ST. PAUL	0.27	\$0	1950	\$0	\$0	\$0	\$0	0.00%	\$0
123-1229223-10028	2290 1st	St	N	NORTH ST. PAUL	0.15 Exempt Property Owned By Municipals	\$1,671,800	1991	\$4,180	\$8,359	\$12,539	\$16,718	2.10%	\$5,640
123-1229221-30072	0 Unassigned	St	N	NORTH ST. PAUL	11.89 Vacant Land	\$886,200	0	\$2,216	\$4,431	\$6,647	\$8,862	1.11%	\$2,990
123-1229221-30084	2433 Charles	St	N	NORTH ST. PAUL	0.22 Automotive Service Station	\$451,500	1959	\$1,129	\$2,258	\$3,386	\$4,515	0.57%	\$1,523
123-1229221-30087	2590 Centennial	Dr	N	NORTH ST. PAUL	1.75 Industrial, Vacant Land	\$473,100	0	\$1,183	\$2,366	\$3,548	\$4,731	0.59%	\$1,596
TOTALS							\$199,342	\$398,683	\$598,025	\$797,366	\$269,000		

Example Downtown North St. Paul BID Assessment Data Continued

Potential BID Assessments for Downtown North St Paul BID Properties Fronting 7th Avenue and Margaret Street

PIN	Building #	Street Name	City	Acres	Land Use Description	EMV Total	Year Built	Level of Assessment (% of Total EMV)				Level of Assessment (Prorated)	
								0.25%	0.50%	0.75%	1%	% of BID Area Total EMV	Assessment
123-122922310032	2497 7th	Ave	E NORTH ST. PAUL	0.54	Office Building 1-2 Stories	\$1,400,000	1958						\$9,332
123-122922310033	0 7th	Ave	E NORTH ST. PAUL	0.56	Commercial Vacant Land	\$240,000	0	\$600	\$1,200	\$1,800	\$2,400	3.47%	\$1,600
123-122922420034	2564 7th	Ave	E NORTH ST. PAUL	0.07	Small (under 10,000sf) Detach Retail	\$150,000	1953	\$375	\$750	\$1,125	\$1,500	0.37%	\$1,000
123-122922420035	0 7th	Ave	E NORTH ST. PAUL	0.04	Commercial Vacant Land	\$15,600	0	\$39	\$78	\$117	\$156	0.04%	\$104
123-122922420035	2566 7th	Ave	E NORTH ST. PAUL	0.07	Small (under 10,000sf) Detach Retail	\$137,500	1951	\$344	\$688	\$1,031	\$1,375	0.34%	\$917
123-122922420244	2489 7th	Ave	E NORTH ST. PAUL	0.72	Convenience Store	\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-122922310071	2438 Margaret	St	N NORTH ST. PAUL	0.57	Convenience Store	\$799,300	1986	\$1,998	\$3,997	\$5,995	\$7,993	1.98%	\$5,328
123-122922340243	0 7th	Ave	E NORTH ST. PAUL	0.07	Manufacturing & Assembly Light	\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-122922340241	2480 7th	Ave	E NORTH ST. PAUL	0.2	Manufacturing & Assembly Light	\$172,500	2010	\$431	\$863	\$1,294	\$1,725	0.43%	\$1,150
123-122922340077	2198 2nd	St	N NORTH ST. PAUL	0.2	Two Family Dwelling, Platted Lot	\$151,300	1912	\$378	\$757	\$1,135	\$1,513	0.37%	\$1,009
123-122922340080	2434 7th	Ave	E NORTH ST. PAUL	0.26	Single Family Dwelling, Platted Lot	\$207,300	1915	\$518	\$1,037	\$1,555	\$2,073	0.51%	\$1,382
123-122922310049	2487 7th	Ave	E NORTH ST. PAUL	0.13	Other Retail Structures	\$320,300	1949	\$801	\$1,602	\$2,402	\$3,203	0.79%	\$2,135
123-122922310041	2498 7th	Ave	E NORTH ST. PAUL	0.19	Other Retail Structures	\$145,500	0	\$364	\$728	\$1,091	\$1,455	0.36%	\$970
123-122922140065	2649 7th	Ave	E NORTH ST. PAUL	0.25	Drive-in Rest/food Service Facility	\$349,700	1983	\$874	\$1,749	\$2,623	\$3,497	0.87%	\$2,331
123-122922140048	2621 7th	Ave	E NORTH ST. PAUL	0.33	Small (under 10,000sf) Detach Retail	\$165,400	1965	\$414	\$827	\$1,241	\$1,654	0.41%	\$1,103
123-122922340012	2466 7th	Ave	E NORTH ST. PAUL	0.33	Small (under 10,000sf) Detach Retail	\$322,500	1965	\$806	\$1,613	\$2,419	\$3,225	0.80%	\$2,150
123-122922340081	2442 7th	Ave	E NORTH ST. PAUL	0.21	Two Family Dwelling, Platted Lot	\$193,900	1887	\$485	\$970	\$1,454	\$1,939	0.48%	\$1,293
123-122922420107	2543 7th	Ave	E NORTH ST. PAUL	0.15	Small (under 10,000sf) Detach Retail	\$453,300	1949	\$1,133	\$2,267	\$3,400	\$4,533	1.12%	\$3,022
123-122922420107	2541 7th	Ave	E NORTH ST. PAUL	0.08	Restaurant, Cafeteria, And/or Bar	\$314,300	1886	\$786	\$1,572	\$2,357	\$3,143	0.78%	\$2,095
123-122922420100	2529 7th	Ave	E NORTH ST. PAUL	0.06	Other Retail Structures	\$199,400	1888	\$499	\$997	\$1,496	\$1,994	0.49%	\$1,329
123-122922420099	2523 7th	Ave	E NORTH ST. PAUL	0.54	Exempt Property Owned By Usa	\$659,800	1938	\$1,650	\$3,299	\$4,949	\$6,598	1.64%	\$4,398
123-122922340082	2446 7th	Ave	E NORTH ST. PAUL	0.2	Double Dwelling	\$288,900	1980	\$722	\$1,445	\$2,167	\$2,889	0.72%	\$1,926
123-122922340011	2472 7th	Ave	E NORTH ST. PAUL	0.27	Commercial Warehouses	\$425,000	1978	\$1,063	\$2,125	\$3,188	\$4,250	1.05%	\$2,833
123-122922420120	2503 7th	Ave	E NORTH ST. PAUL	0.11	Other Retail Structures	\$319,900	1936	\$800	\$1,600	\$2,399	\$3,199	0.79%	\$2,132
123-122922310031	0 Helen	St	N NORTH ST. PAUL	0.11	Vacant Land	\$11,100	0	\$28	\$56	\$83	\$111	0.03%	\$74
123-122922420111	2385 Margaret	St	N NORTH ST. PAUL	0.24	Vacant Land	\$11,000	0	\$28	\$55	\$83	\$110	0.03%	\$73
123-122922130050	2418 Margaret	St	N NORTH ST. PAUL	0.16	Small (under 10,000sf) Detach Retail	\$403,500	1966	\$1,009	\$2,018	\$3,026	\$4,035	1.00%	\$2,690
123-122922130055	2419 Margaret	St	N NORTH ST. PAUL	0.18	Office Building 1-2 Stories	\$450,000	1969	\$1,125	\$2,250	\$3,375	\$4,500	1.12%	\$3,000
123-122922420117	0 Margaret	St	N NORTH ST. PAUL	0.05	Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.04%	\$110
123-122922420097	2515 7th	Ave	E NORTH ST. PAUL	0.21	Manufacturing & Assembly Light	\$372,300	1950	\$931	\$1,862	\$2,792	\$3,723	0.92%	\$2,482
123-122922340117	2483 7th	Ave	E NORTH ST. PAUL	0.4	Lodge Halls And Amusement Parks	\$990,500	1949	\$2,476	\$4,953	\$7,429	\$9,905	2.45%	\$6,603
123-122922340002	2475 7th	Ave	E NORTH ST. PAUL	0.27	Vacant Land	\$307,700	0	\$769	\$1,539	\$2,308	\$3,077	0.76%	\$2,051
123-122922340085	2227 1st	St	N NORTH ST. PAUL	0.15	Two Family Dwelling, Platted Lot	\$219,400	1990	\$549	\$1,097	\$1,646	\$2,194	0.54%	\$1,462
123-122922340079	2426 7th	Ave	E NORTH ST. PAUL	0.27	Single Family Dwelling, Platted Lot	\$172,800	1959	\$432	\$864	\$1,296	\$1,728	0.43%	\$1,152
123-122922340078	2414 7th	Ave	E NORTH ST. PAUL	0.38	Single Family Dwelling, Platted Lot	\$149,700	1934	\$374	\$749	\$1,123	\$1,497	0.37%	\$998
123-122922130056	2409 Margaret	St	N NORTH ST. PAUL	0.29	Automotive Service Station	\$550,200	1939	\$1,376	\$2,751	\$4,127	\$5,502	1.36%	\$3,668
123-122922420115	0 Margaret	St	N NORTH ST. PAUL	0.06	Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.04%	\$110
123-122922420114	2395 Margaret	St	N NORTH ST. PAUL	0.06	Comm Lodg/Improv Own By Pub Util Th Rail	\$16,900	1953	\$42	\$85	\$127	\$169	0.04%	\$113
123-122922420112	2385 Margaret	St	N NORTH ST. PAUL	0.15	Vacant Land	\$26,400	0	\$66	\$132	\$198	\$264	0.07%	\$176
123-122922420110	2377 Margaret	St	N NORTH ST. PAUL	0.12	Medical Clinics And Offices	\$150,000	1947	\$375	\$750	\$1,125	\$1,500	0.37%	\$1,000
123-122922420109	2375 Margaret	St	N NORTH ST. PAUL	0.22	Vacant Land	\$20,400	0	\$51	\$102	\$153	\$204	0.05%	\$136
123-122922420098	2517 7th	Ave	E NORTH ST. PAUL	0.2	Manufacturing & Assembly Light	\$566,100	1969	\$1,415	\$2,831	\$4,246	\$5,661	1.40%	\$3,774
123-122922420102	2531 7th	Ave	E NORTH ST. PAUL	0.07	Other Retail Structures	\$350,000	1908	\$875	\$1,750	\$2,625	\$3,500	0.87%	\$2,333
123-122922420101	0 7th	Ave	E NORTH ST. PAUL	0.07	Commercial Vacant Land	\$30,000	0	\$75	\$150	\$225	\$300	0.07%	\$200
123-122922420096	2509 7th	Ave	E NORTH ST. PAUL	0.2	Office Building 1-2 Stories	\$230,000	1948	\$575	\$1,150	\$1,725	\$2,300	0.57%	\$1,533
123-122922420113	2539 Margaret	St	N NORTH ST. PAUL	0.15	Medical Clinics And Offices	\$150,000	1949	\$375	\$750	\$1,125	\$1,500	0.37%	\$1,000
123-122922340083	2454 7th	Ave	E NORTH ST. PAUL	0.13	Single Family Dwelling, Platted Lot	\$157,000	1918	\$393	\$785	\$1,178	\$1,570	0.39%	\$1,047
123-122922140046	2607 7th	Ave	E NORTH ST. PAUL	0.39	Commercial Vacant Land	\$34,000	0	\$85	\$170	\$255	\$340	0.08%	\$227
123-122922140045	2605 7th	Ave	E NORTH ST. PAUL	0.21	Commercial Vacant Land	\$56,200	0	\$141	\$281	\$422	\$562	0.14%	\$375
123-122922140040	2597 7th	Ave	E NORTH ST. PAUL	0.17	Medical Clinics And Offices	\$190,000	1953	\$475	\$950	\$1,425	\$1,900	0.47%	\$1,267
123-122922420116	0 Margaret	St	N NORTH ST. PAUL	0.07	Commercial Vacant Land	\$16,500	0	\$41	\$83	\$124	\$165	0.04%	\$110
123-122922340084	2456 7th	Ave	E NORTH ST. PAUL	0.19	Double Dwelling	\$248,300	1978	\$621	\$1,242	\$1,862	\$2,483	0.62%	\$1,655
123-122922420012	2563 7th	Ave	E NORTH ST. PAUL	0.13	Small (under 10,000sf) Detach Retail	\$367,500	1960	\$919	\$1,838	\$2,756	\$3,675	0.91%	\$2,450
123-122922420013	2565 7th	Ave	E NORTH ST. PAUL	0.06	Restaurant, Cafeteria, And/or Bar	\$318,400	1993	\$796	\$1,592	\$2,388	\$3,184	0.79%	\$2,122
123-122922420128	2559 7th	Ave	E NORTH ST. PAUL	0.09	Office Building 1-2 Stories	\$400,000	1933	\$1,000	\$2,000	\$3,000	\$4,000	0.99%	\$2,666
123-122922420011	2559 7th	Ave	E NORTH ST. PAUL	0.07	Small (under 10,000sf) Detach Retail	\$273,000	1959	\$683	\$1,365	\$2,048	\$2,730	0.68%	\$1,820
123-122922420020	2585 7th	Ave	E NORTH ST. PAUL	0.13	Small (under 10,000sf) Detach Retail	\$335,700	1960	\$839	\$1,679	\$2,518	\$3,357	0.83%	\$2,358

Example Downtown North St. Paul BID Assessment Data Continued

Potential BID Assessments for Downtown North St Paul BID Properties Fronting 7th Avenue and Margaret Street

123-122922420021	2587 7th	Ave	E	NORTH ST. PAUL	0.21 Small (under 10,000sf) Detach Retail	\$250,000	1956	\$625	\$1,250	\$1,875	\$2,500	0.62%	\$1,666
123-122922420005	2549 7th	Ave	E	NORTH ST. PAUL	0.03 Other Retail Structures	\$205,000	1908	\$513	\$1,025	\$1,538	\$2,050	0.51%	\$1,367
123-122922420006	2551 7th	Ave	E	NORTH ST. PAUL	0.07 Other Retail Structures	\$231,000	1936	\$578	\$1,155	\$1,733	\$2,310	0.57%	\$1,540
123-122922420007	2553 7th	Ave	E	NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$228,600	1933	\$572	\$1,143	\$1,715	\$2,286	0.57%	\$1,524
123-122922420015	2569 7th	Ave	E	NORTH ST. PAUL	0.13 Small (under 10,000sf) Detach Retail	\$345,000	1959	\$863	\$1,725	\$2,588	\$3,450	0.85%	\$2,300
123-122922420019	2583 7th	Ave	E	NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$213,000	1960	\$533	\$1,065	\$1,598	\$2,130	0.53%	\$1,420
123-122922420010	2557 7th	Ave	E	NORTH ST. PAUL	0.05 Office Building 1-2 Stories	\$105,000	1934	\$263	\$525	\$788	\$1,050	0.26%	\$700
123-122922420014	2567 7th	Ave	E	NORTH ST. PAUL	0.07 Small (under 10,000sf) Detach Retail	\$90,800	1912	\$227	\$454	\$681	\$908	0.23%	\$605
123-122922420018	2579 7th	Ave	E	NORTH ST. PAUL	0.32 Vacant Land	\$90,000	0	\$225	\$450	\$675	\$900	0.22%	\$600
123-122922420145	2258 Penn	Pl	E	NORTH ST. PAUL	0.08 Townhome-outer	\$168,900	2001	\$422	\$845	\$1,267	\$1,689	0.42%	\$1,126
123-122922420146	2256 Penn	Pl	E	NORTH ST. PAUL	0.08 Townhome-outer	\$171,500	2001	\$429	\$858	\$1,286	\$1,715	0.42%	\$1,143
123-122922340157	0 Unassigned			NORTH ST. PAUL	0.99	\$0	0	\$0	\$0	\$0	\$0	0.00%	\$0
123-122922420147	2538 Sepalia	Bld		NORTH ST. PAUL	0.04 Welifer/chartable Facility	\$112,900	1986	\$282	\$565	\$847	\$1,129	0.28%	\$753
123-122922420142	2257 Penn	Pl	E	NORTH ST. PAUL	0.07 Townhome-inner	\$217,300	2001	\$543	\$1,087	\$1,630	\$2,173	0.54%	\$1,448
123-122922340143	2254 Penn	Pl	E	NORTH ST. PAUL	0.07 Townhome-inner	\$217,300	2001	\$543	\$1,087	\$1,630	\$2,173	0.54%	\$1,448
123-122922340144	2256 Penn	Pl	E	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.51%	\$1,384
123-122922420106	2539 7th	Ave	E	NORTH ST. PAUL	0.07 Other Retail Structures	\$236,000	1913	\$590	\$1,180	\$1,770	\$2,360	0.58%	\$1,573
123-122922420148	2537 7th	Ave	E	NORTH ST. PAUL	0.02 Small (under 10,000sf) Detach Retail	\$207,100	1900	\$518	\$1,036	\$1,553	\$2,071	0.51%	\$1,381
123-122922420146	2593 7th	Ave	E	NORTH ST. PAUL	0.07 Funeral Homes	\$734,100	1954	\$1,895	\$3,791	\$5,586	\$7,341	1.82%	\$4,893
123-122922340141	2250 Penn	Pl	E	NORTH ST. PAUL	0.07 Townhome-outer	\$207,600	2001	\$519	\$1,038	\$1,557	\$2,076	0.51%	\$1,384
123-122922420149	2573 7th	Ave	E	NORTH ST. PAUL	0.13 Restaurant, Cafeteria, And/or Bar	\$423,200	1917	\$1,058	\$2,116	\$3,174	\$4,232	1.05%	\$2,821
123-122922420150	2533 7th	Ave	E	NORTH ST. PAUL	0.2 Other Retail Structures	\$545,800	1923	\$1,365	\$2,729	\$4,094	\$5,458	1.35%	\$3,638
123-122922140084	2700 7th	Ave	E	NORTH ST. PAUL	2.14 Full Service Banks	\$5,256,100	1968	\$8,140	\$16,281	\$24,421	\$32,561	8.07%	\$21,705
123-122922340162	2231 Penn	Pl	E	NORTH ST. PAUL	2.67 Condo/co-op	\$168,100	2003	\$420	\$841	\$1,261	\$1,681	0.42%	\$1,121
123-122922130049	0 Margaret	St	N	NORTH ST. PAUL	0.18 Commercial Vacant Land	\$49,500	0	\$124	\$248	\$371	\$495	0.12%	\$330
123-122922420151	2536 7th	Ave	E	NORTH ST. PAUL	0.06 Small (under 10,000sf) Detach Retail	\$90,000	1957	\$225	\$450	\$675	\$900	0.22%	\$600
123-122922420152	2534 7th	Ave	E	NORTH ST. PAUL	0.09 Other Retail Structures	\$253,400	1889	\$634	\$1,267	\$1,901	\$2,534	0.63%	\$1,689
123-122922420084	2514 7th	Ave	E	NORTH ST. PAUL	0.21 Other Retail Structures	\$665,000	1977	\$1,663	\$3,325	\$4,988	\$6,650	1.65%	\$4,433
123-122922420086	2518 7th	Ave	E	NORTH ST. PAUL	0.14 Other Retail Structures	\$288,100	1917	\$720	\$1,441	\$2,161	\$2,881	0.71%	\$1,920
123-122922420145	2576 7th	Ave	E	NORTH ST. PAUL	0.16 Other Retail Structures	\$495,400	1967	\$1,239	\$2,477	\$3,716	\$4,954	1.23%	\$3,302
123-122922420137	2572 7th	Ave	E	NORTH ST. PAUL	0.39 Small (under 10,000sf) Detach Retail	\$621,800	1917	\$1,555	\$3,109	\$4,664	\$6,218	1.54%	\$4,145
123-122922420081	2500 7th	Ave	E	NORTH ST. PAUL	0.24 Apartments 10-19 Rental Units	\$782,800	1959	\$1,957	\$3,914	\$5,871	\$7,828	1.94%	\$5,218
123-122922420082	2508 7th	Ave	E	NORTH ST. PAUL	0.21 Double Dwelling	\$252,700	1887	\$632	\$1,264	\$1,895	\$2,527	0.63%	\$1,684
123-122922420083	2510 7th	Ave	E	NORTH ST. PAUL	0.21 Other Retail Structures	\$762,500	1964	\$1,906	\$3,813	\$5,719	\$7,625	1.89%	\$5,083
123-122922140037	2610 7th	Ave	E	NORTH ST. PAUL	0.24 Single Family Dwelling, Platted Lot	\$167,000	1920	\$418	\$835	\$1,253	\$1,670	0.41%	\$1,113
123-122922140038	2606 7th	Ave	E	NORTH ST. PAUL	0.24 Single Family Dwelling, Platted Lot	\$165,800	1909	\$415	\$829	\$1,244	\$1,658	0.41%	\$1,105
123-122922420130	2530 7th	Ave	E	NORTH ST. PAUL	0.17 Commercial Vacant Land	\$152,800	0	\$382	\$764	\$1,146	\$1,528	0.38%	\$1,019
123-122922420132	2546 7th	Ave	E	NORTH ST. PAUL	0.11 Small (under 10,000sf) Detach Retail	\$177,300	1935	\$443	\$887	\$1,330	\$1,773	0.44%	\$1,182
123-122922140039	2604 7th	Ave	E	NORTH ST. PAUL	0.21 Single Family Dwelling, Platted Lot	\$153,100	1909	\$383	\$766	\$1,148	\$1,531	0.38%	\$1,021
123-122922410130	2598 7th	Ave	E	NORTH ST. PAUL	0.17 Single Family Dwelling, Platted Lot	\$145,200	1924	\$363	\$726	\$1,089	\$1,452	0.36%	\$968
123-122922410129	2544 7th	Ave	E	NORTH ST. PAUL	0.17 Small (under 10,000sf) Detach Retail	\$81,900	1945	\$205	\$410	\$614	\$819	0.20%	\$546
123-122922420085	2516 7th	Ave	E	NORTH ST. PAUL	0.07 Other Retail Structures	\$220,600	1949	\$552	\$1,103	\$1,655	\$2,206	0.55%	\$1,470
123-122922420087	2526 7th	Ave	E	NORTH ST. PAUL	0.55 Vacant Land	\$192,000	0	\$480	\$960	\$1,440	\$1,920	0.48%	\$1,280
123-122922140072	2473 Division	St	N	NORTH ST. PAUL	0.35 Convenience Store	\$298,300	1958	\$746	\$1,492	\$2,237	\$2,983	0.74%	\$1,988
123-122922420032	2556 7th	Ave	E	NORTH ST. PAUL	0.28 Small (under 10,000sf) Detach Retail	\$703,400	1941	\$1,759	\$3,517	\$5,276	\$7,034	1.74%	\$4,689
123-122922420033	0 7th	Ave	E	NORTH ST. PAUL	0.07 Commercial Vacant Land	\$18,000	0	\$45	\$90	\$135	\$180	0.04%	\$120
123-122922420030	2552 7th	Ave	E	NORTH ST. PAUL	0.07 Restaurant, Cafeteria, And/or Bar	\$124,000	1887	\$310	\$620	\$930	\$1,240	0.31%	\$827
123-122922420029	2550 7th	Ave	E	NORTH ST. PAUL	0.1 Small (under 10,000sf) Detach Retail	\$316,000	1946	\$790	\$1,580	\$2,370	\$3,160	0.78%	\$2,106
123-122922410133	2594 7th	Ave	E	NORTH ST. PAUL	0.48 Commercial Vacant Land	\$205,500	0	\$514	\$1,028	\$1,541	\$2,055	0.51%	\$1,370
123-122922420028	2548 7th	Ave	E	NORTH ST. PAUL	0.11 Small (under 10,000sf) Detach Retail	\$347,700	1921	\$869	\$1,739	\$2,608	\$3,477	0.86%	\$2,318
123-122922420025	2544 7th	Ave	E	NORTH ST. PAUL	0.11 Small (under 10,000sf) Detach Retail	\$282,600	1921	\$707	\$1,413	\$2,120	\$2,826	0.70%	\$1,884
123-122922140078	2678 7th	Ave	E	NORTH ST. PAUL	0.97 Lodge Halls And Amusement Parks	\$1,075,200	1958	\$2,688	\$5,376	\$8,064	\$10,752	2.66%	\$7,167
123-122922140085	2660 7th	Ave	E	NORTH ST. PAUL	0.7 Exempt Office Buildings	\$412,800	1987	\$1,032	\$2,064	\$3,096	\$4,128	1.02%	\$2,752
123-122922130088	2423 Margaret	St	N	NORTH ST. PAUL	0.28 Office Building 1-2 Stories	\$753,000	1939	\$1,883	\$3,765	\$5,648	\$7,530	1.87%	\$5,019
123-122922420080	2290 Helen	St	N	NORTH ST. PAUL	0.16 Single Family Dwelling, Platted Lot	\$132,100	1931	\$330	\$661	\$991	\$1,321	0.33%	\$881
123-122922420139	2586 7th	Ave	E	NORTH ST. PAUL	0.81 Office Bld 3 Or More Stories Elevat	\$4,473,200	2006	\$11,183	\$22,366	\$33,549	\$44,732	11.08%	\$29,818
123-122922140086	2620 7th	Ave	E	NORTH ST. PAUL	0.72 Welifer/chartable Facility	\$3,294,500	1977	\$3,236	\$6,473	\$9,709	\$12,945	3.21%	\$8,629
123-122922140087	2631 7th	Ave	E	NORTH ST. PAUL	0.34 Automotive Service Station	\$400,000	1997	\$1,000	\$2,000	\$3,000	\$4,000	0.99%	\$2,666
123-122922420156	2400 Margaret	St	N	NORTH ST. PAUL	0.91 Exempt Property Owned By Municipals	\$130,600	2004	\$327	\$653	\$980	\$1,306	0.32%	\$871

Example Downtown North St. Paul BID Assessment Data Continued

Potential BID Assessments for Downtown North St Paul BID
Properties Fronting 7th Avenue and Margaret Street

123-122922140088	2603 7th	Ave E NORTH ST. PAUL	0.27	\$0	1950	\$0	\$100,887	\$201,774	\$302,660	\$403,547	\$0	0.00%	\$0
TOTALS				\$0			\$100,887	\$201,774	\$302,660	\$403,547			\$269,000

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